

TCC Comments to the Planning Board regarding The Preserve at the Anchorage
September 2022

1. We hope that a conscientious developer will place a Conservation Easement on the wellhead area to prevent further disruption and/or development to this forested area.
2. No salt storage should be allowed on site. If there is a change in the future, the applicant should be required to return to the Planning Board for permission.
3. There does not seem to be enough space on site for snow storage for a project of this magnitude. Snow removal activities should be performed in such a way as to limit the amount of salt, sand, and automotive fluids that could migrate into the wetlands. Off-site removal of snow should be strongly considered.
4. No bathroom facilities are located near the beach which means guests would need to walk over 100 yards to the nearest facility. Food and beverages will be available at the pool, yet there are no bathrooms or washrooms at the pool either.
5. Due to the loon-nesting area on the pavilion side, floating signage to prevent motorized boats should be placed in the lake, and guests need to be informed to avoid the area. What is to prevent guests using non-motorized boats from visiting the loon-nesting area?
6. Mr. Salomon repeatedly stated that there will be 26 docks on the site, but the plans show 33 docks. Which seven docks will not be present?
7. NH Fish & Game suggested culvert materials be constructed with either cement or galvanized corrugated materials. The TCC supports that suggestion.
8. There was a question about the distance of the septic system from the pavilion. Tilton zoning laws state that there should be a distance of 125 feet, not 75 feet.
9. There were unlabeled buildings shown on the plan that should be identified before any approvals are given. Will any of the unlabeled buildings have water, sewer, or other utilities?
10. No herbicides/pesticides should be utilized in the orchard area.
11. Milfoil continues to be introduced to this lake through boat use. We have a concern that boat traffic could bring milfoil to this particular area.
12. The applicants stressed that downcast lighting and darkening devices will be used at the facility. The TCC supports the intention to protect wildlife and abutters in the area by limiting the excessive use of light.
13. Noise concerns, especially with large weddings and parties, are a concern that excessive noise will disturb wildlife as well as abutters.
14. It is hoped that the small cemetery will be protected from damage with appropriate fencing of at least 25 feet from any graves.
15. Is there a plan to have lighting at the tennis courts and pickleball courts for night play? If so, it should be downcast only.