

CONWAY PLANNING BOARD

MINUTES

APRIL 14, 2005

A meeting of the Conway Planning Board was held on Thursday, April 14, 2005 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Conrad Briggs; Selectmen's Representative, Larry Martin; Vice Chair, Martha Tobin; Sheila Duane; Theodore Sares; Steven Porter; Town Engineer, Paul DegliAngeli; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of March 24, 2005 were amended as follows: page 1, paragraph 3 under E & C Maine Realty, line 1, should read, "Mr. Sares stated that he thought he heard somewhere in the dialogue there might be an expense..."; page 2, paragraph 2 under Bellevue, line 3, should read, "...with water. Mr. Sares stated that based on his observations both the Grand Hotel and Settlers Green might contribute to the problem. Mr. Briggs asked..."; and page 3, paragraph 2 under SAU #9, line 5, should read, "...Mr. Sares stated that, given Mr. Irving's comment, a public hearing...".

Ms. Duane made a motion, seconded by Mr. Porter, to approve the Minutes of March 24, 2005 as amended. Motion unanimously carried.

**WILLIAM AND SHARON LYDON/CHRISTOPHER DOWNING –
SUBDIVISION/BOUNDARY LINE ADJUSTMENT REVIEW (PID 272-30 & 31.1) FILE
#S05-07**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is a boundary line adjustment to add 0.01 acres (for a total of 1.53 acres) to PID 272-31.1 from PID 272-30 (for a total of 9.72 acres) to accommodate an existing driveway entrance rather than change said driveway entrance as was proposed in original subdivision (approved 08/26/04). **Ms. Duane made a motion, seconded by Mr. Martin, to accept the application of William and Sharon Lydon/Christopher Downing for a subdivision/ boundary line adjustment review as complete. Motion unanimously carried.**

Mr. Briggs asked for public comment; there was none. Mr. Briggs read the requirements to grant a waiver. Mr. Briggs read the waiver requests for Articles 131-24.N. and 131-24.O. **Ms. Duane made a motion, seconded by Ms. Tobin, to grant the waiver requests for Articles 131-24.N. and 131-24.O. Motion unanimously carried.**

Ms. Duane made a motion, seconded by Ms. Tobin, to approve the boundary line adjustment for William and Sharon Lydon/Christopher Downing. Motion unanimously carried. The plans were signed.

MARY JANE DIGREGORIO – SUBDIVISION/BOUNDARY LINE ADJUSTMENT REVIEW (PID 259-103 & 104) FILE #S05-08

Doug Burnell of H.E. Bergeron Engineers appeared before the Board. This is a boundary line adjustment to add 0.13 of an acre from PID 259-103 to PID 259-104. **Ms. Duane made a motion, seconded by Mr. Sares, to accept the application of Mary Jane Digregorio for a subdivision/boundary line adjustment review as complete. Motion unanimously carried.**

Mr. Briggs asked for public comment; there was none. Mr. Briggs read the waiver requests for Articles 131-24.; 131-24.N.; 131-24.W.; 131-24.T.; 131-24.U.; and 131-29. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver requests for Articles 131-24.; 131-24.N.; 131-24.W.; 131-24.T.; 131-24.U.; and 131-29. Motion unanimously carried.**

Ms. Duane made a motion, seconded by Mr. Martin, to approve the Boundary Line Adjustment for Mary Jane Digregorio. Motion unanimously carried. The plans were signed.

JAMES AND LINDA DIGANDOMENICO – 15-UNIT SUBDIVISION CONTINUED (PID 262-64) FILE #S04-27

Diane Smith of Thaddeus Thorne Surveys appeared before the Board and gave an update on the status of various permits. **Ms. Duane made a motion, seconded by Mr. Martin, to continue the subdivision review for James and Linda Digandomenico until April 28, 2005. Motion unanimously carried.**

OTHER BUSINESS

Mt. Washington Observatory (PID 218-55) - §123-4.A.(5): Mr. DegliAngeli stated that the applicant would like to seasonally place a snow tractor with a footprint of 8.5' x 13' on the front lawn of their property. Mr. Briggs stated they have done this in year's past at their other locations. Ms. Duane stated she thought it had been a permanent, year round structure. Mr. Martin stated his biggest fear is what this would start and that they would start to see more applications like this.

Mr. DegliAngeli stated that he discussed this with Thomas Irving and where the observatory does not sell vehicles, this could not be considered merchandise. Mr. DegliAngeli stated there had also been an issue of a sign on a vehicle for the Army Surplus Store, as there was a concern with setting a precedent.

Mr. Sares stated that Roger Jones had found an old titer totter at the dump and the North Conway Community Center wanted to use it as a sign, however, the Town denied the request. Mr. Sares stated if the Board grants this request the North Conway Community Center is going to say wait a minute. Mr. Sares stated that North Conway Community Center is a non-profit organization that doesn't sell signs either.

Adopted: April 28, 2005 – As Written
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Mr. Sares stated there is some marketing attached to this, and he agrees with Mr. Martin. Mr. Sares stated that this could open a Pandora's box. Mr. Briggs asked if it was licensed, could it be in the parking lot. Mr. Martin stated that he wouldn't have a problem with it in the parking lot, especially when we fight for greenspace. Mr. Sares stated that greenspace is disappearing quickly.

Mr. Briggs asked for public comment; Ed Bergeron stated that he is a member of the Observatory, and he is not representing them this evening, but he thinks it being located in the parking lot would be fine.

Ms. Duane made a motion, seconded by Mr. Sares, that the snow tractor with a 8.5' x 13' footprint to be displayed on the front lawn is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously defeated.

Mr. Sares made a motion, seconded by Ms. Duane, to recommend that the Board would look favorably upon it being located in the parking lot. Motion unanimously carried.

Mt. Washington Valley Economic Council (PID 262-86) File #FR04-10 – Extension of Conditional Approval: Ms. Duane made a motion, seconded by Mr. Porter, to extend the conditional approval for the MWVEC until August 25, 2005. Motion unanimously carried.

Mt. Washington Valley Economic Council (PID 262-86) File #FR04-10 – Field Change: Ed Bergeron of H.E. Bergeron appeared before the Board. Mr. Bergeron stated that the applicant would like to reconfigure the footprint of the building. Ms. Duane made a motion, seconded by Mr. Porter, that the change in building footprint for the MWVEC be considered an acceptable field change. Motion unanimously carried.

Conway Marketplace Association, LLC/Aubuchon Hardware (PID 265-146) File #FR04-14 – Extension of Conditional Approval: Ms. Duane made a motion, seconded by Mr. Sares, to extend the conditional approval for Conway Marketplace Association, LLC/Aubuchon Hardware until July 14, 2005. Motion unanimously carried.

Donarumo Realty Trust f/k/a R.G. Mackinnon Holdings, LLC (PID 244-4) File #FR03-18 – Extension of Conditional Approval: Ms. Duane made a motion, seconded by Mr. Martin, to extend the conditional approval for Donarumo Realty Trust f/k/a R.G. Mackinnon Holdings, LLC until July 14, 2005. Motion unanimously carried.

Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Holly L. Meserve,
Recording Secretary