

CONWAY PLANNING BOARD

MINUTES

OCTOBER 13, 2005

A meeting of the Conway Planning Board was held on Thursday, October 13, 2005 beginning at 7:02 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Vice Chair, Conrad Briggs; Steven Porter; Russell Henderson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Martin made a motion, seconded by Mr. Porter, to approve the Minutes of September 22, 2005 as written. Motion unanimously carried.

JEANNE AND ANTHONY FRANCHI/PHILIP MCDONNELL/PATRICIA FRANCHI – MEADOW GREEN REALTY TRUST II – 30-UNIT SUBDIVISION CONTINUED (PID 219-303) FILE #S05-11

This is an application for a 30-unit subdivision. This application was accepted as substantially complete on April 28, 2005. Mr. Irving stated that the applicant has requested a continuance. **Mr. Martin made a motion, seconded by Mr. Porter, to continue the subdivision review for Jeanne And Anthony Franchi/Philip McDonnell/Patricia Franchise – Meadow Green Realty Trust II until December 8, 2005. Motion unanimously carried.**

KATHERINE BRASSILL/ADVENTURE SUITES – FULL SITE PLAN REVIEW (PID 202-14) FILE #FR05-19

Ron Briggs of Briggs Land Surveying appeared before the Board and Katherine Brassill was in attendance. This is an application to renovate façade of existing 16-unit motel and construct a 28'x32' garage and a 12'x16' shed. **Mr. Conrad Briggs made a motion, seconded by Mr. Henderson, to accept the application of Katherine Brassill/Adventure Suites for a full site plan review as complete. Motion unanimously carried.**

Mr. Henderson stated there is a tree in one of the snow storage areas that should either be moved or precautions taken to prevent damage and he would like to see the north elevation comply with the window requirements rather than granting a waiver. Mr. Ron Briggs stated that the tree could be moved back. The Board agreed to discuss the window requirement for the north elevation when the waiver request was addressed. Mr. Irving stated that the NHDOT has the one-way entrance and exit reversed on the permit from what the applicant is proposing. Mr. Irving stated that he spoke with NHDOT and they were willing to change the permit.

**Adopted: October 27, 2005 – As Written
CONWAY PLANNING BOARD – OCTOBER 13, 2005**

Mr. Drinkhall read the requirements to grant a waiver. Mr. Ron Briggs withdrew the waiver request for Article 123-20.C. Mr. Drinkhall read the waiver requests for Articles 123-20.F./131-67.C.8.f.; 123-20.G.; and 123-29.D.8. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver requests for Articles 123-20.F./131-67.C.8.f.; 123-20.G.; and 123-29.D.8.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for Article 123-30.A.3. **Mr. Martin made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-30.A.3.** Mr. Drinkhall asked for Board comment; Mr. Martin stated the waiver addressed the north wall only and not the south wall. Mr. Ron Briggs stated due to the hedge along the southern boundary and the proposed garage the south wall would not be seen from any public areas. Mr. Conrad Briggs stated that it is a reasonable request.

Mr. Drinkhall asked for public comment; there was none. Mr. Martin asked if there would be any changes to the North wall. Mr. Ron Briggs stated that it would remain the same. Mr. Martin asked if Mr. Henderson would be satisfied with a faux window. Mr. Henderson agreed. Ms. Brassill stated that a faux window is not a problem. Mr. Ron Briggs withdrew the waiver request for Article 123-30.A.3. **Mr. Briggs withdrew his second and Mr. Martin withdrew his motion.**

Mr. Irving stated that the tree plantings have been revised to include arborvitaes. Mr. Martin asked if the proposed changes to the façade would be a false front. Mr. Ron Briggs stated that it would be attached to the front of the building and would have functional entrances. Mr. Martin asked if this would look like it was stuck to the building or would it blend with the rest of the building. Mr. Ron Briggs stated with the landscaping the transition from the front to the sides of the building would not be visible. Mr. Martin stated he would need to see what the corner was going to look like before he acted on the application.

Mr. Irving asked if the Board would like a perspective drawing of the northeast and southeast corner. After a brief discussion, the Board agreed the applicant should submit elevation drawings for the north and south ends of the building rather than perspective drawings.

It was determined for the next meeting the applicant would need to revise the plans to add 5% glazing to the north wall; set the tree in the snow storage area back; submit elevation drawings of the north and south walls; and indicate on the plan that the trees would be least six-feet in height.

Mr. Briggs made a motion, seconded by Mr. Martin, to continue the full site plan review for Katherine Brassill/Adventure Suites until October 27, 2005. Motion unanimously carried.

**ROCKFORD THOMPSON/GERALD BROWN/EARL BROWN – 3-LOT
SUBDIVISION (PID 272-49) FILE #S05-23**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 2.87 acres into 3-lots. Ms. Smith stated that this is not a typical application, as it did not meet the zoning requirements, however, the applicant has received approval from the Zoning Board of Adjustment to allow a smaller lot and less road frontage. Ms. Smith stated that there are three existing homes that existed prior to zoning with three separate owners and each owner would like to be on their own lot of record. Ms. Smith stated that the State of New Hampshire has approved the subdivision, which indicates sufficient septic loading.

Mr. Porter made a motion, seconded by Mr. Briggs, to accept the application of Rockford Thompson, Gerald Brown and Earl Brown for a subdivision review as complete. Motion unanimously carried.

Mr. Martin asked if any upgrades on this lot would have to come back to the Planning Board. Mr. Irving answered in the negative and stated the lots would be legally, existing non-conforming lots via a variance and the buildings could be reconstructed, but they could not add another dwelling. Ms. Smith stated if the owner wanted to add another bedroom they would have to go to the State for septic approval.

Mr. Drinkhall read the waiver requests for Articles 131-24.O. & 26.A.; 131-29.B. & 30.C; and 131-67.C.8.(d). **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver requests for Articles 131-24.O. & 26.A.; 131-29.B. & 30.C; and 131-67.C.8.(d).** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Martin made a motion, seconded by Mr. Porter, to conditionally approve the 3-lot subdivision for Rockford Thompson, Gerald Brown and Earl Brown conditionally upon submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 26, 2006. Motion unanimously carried.

OTHER BUSINESS

Mt. Washington Observatory (PID 218-55) – Letter from Dalton Flannery: The Board agreed to table this item until October 27, 2005, as this was requested by Sheila Duane to be on the agenda and she is not in attendance this evening.

Larry Smolinsky (PID 277-287) – Extension of Conditional Approval (File #FR02-08): **Mr. Briggs made a motion, seconded by Mr. Porter, to extend the conditional approval for Larry Smolinsky f/k/a T. Paul and Loretta L. Matsubara until January 26, 2006.** After a lengthy discussion regarding how many times the Board could extend a conditional approval, the **Motion carried with Mr. Martin voting in the negative.**

Adopted: October 27, 2005 – As Written
CONWAY PLANNING BOARD – OCTOBER 13, 2005

Donarumo Realty Trust f/k/a R.G. MacKinnon (PID 244-4) – Extension of Conditional Approval (File #FR03-18): Mr. Briggs made a motion, seconded by Mr. Porter, to extend the conditional approval for Donarumo Realty Trust f/k/a R.G. MacKinnon until January 26, 2006. Motion unanimously carried.

Daniel Forrester – Lot Merger (PID 278-4 & 5): Mr. Briggs made a motion, seconded by Mr. Henderson, to approve the lot merger for Daniel Forrester to merge PID 278-4 & 5. Motion unanimously carried. The lot merger was signed.

Matthew Neville and Rosemary Bourquet – Lot Merger (PID 283-37 & 38): Mr. Briggs made a motion, seconded by Mr. Porter, to approve the lot merger for Matthew Neville and Rosemary Bourquet to merge PID 283-37 & 38. Motion unanimously carried. The lot merger was signed.

Special Highway Corridor District: Mr. Briggs asked if the Board would go on record and send a letter to the Board of Selectmen and the Zoning Board of Adjustment that the 500-foot setback from the bypass should be respected. After a brief discussion, the Board agreed the Special Highway Corridor District regulations are important, valid on the books and should be respected. The Board agreed to not send a letter as their opinion would be in the newspaper as a reporter was in attendance. Mr. Martin stated that he would not express his opinion as he was a member of the Board of Selectmen.

Meeting adjourned at 8:21 pm.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary