

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 8, 2007

A meeting of the Conway Planning Board was held on Thursday, February 8, 2007 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Secretary, Steven Porter; Martha Tobin; Hud Kellogg; Sean McFeeley; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Ms. Tobin, to approve the Minutes of January 25, 2007 as written. Motion carried with Mr. McFeeley abstaining from voting.

LUKE MCDONALD HOLDINGS, LLC – FULL SITE PLAN REVIEW (PID 215-31) FILE #FR07-02

Shawn Bergeron of Shawn Bergeron Technical Services, LLC appeared before the Board. This is an application to construct 6,040 square foot office building. **Mr. Porter made a motion, seconded by Ms. Tobin, to accept the application of Luke McDonald Holdings, LLC for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Drinkhall asked for Board comment; Mr. Martin asked how many offices would be occupying this space. Mr. Bergeron answered that he did not know. Mr. Bergeron stated that the applicant is only constructing a shell until the office use is determined. Mr. Martin asked if the number of parking spaces is determined on the number of offices. Mr. Irving answered in the negative and stated that the number of parking spaces is based on the square footage.

Mr. Martin asked at this time do you know what size electrical service. Mr. Bergeron answered probably 600 amps, but he is not positive. There was a lengthy discussion regarding the overhead and underground utilities. It was determined that the line over Route 16 was a guide wire and would not be able to be eliminated. The applicant agreed to underground the utilities to the new building from a pole on the southwest corner of the property and the existing service to the Wyatt House would remain as is and not be changed. Mr. Bergeron withdrew the waiver request for §123-28.

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver request for §123-20.G. **Mr. Porter made a motion, seconded by Mr. Martin, to grant the waiver request for §123-20.G.** Mr. Drinkhall asked for Board comment; Mr. Porter stated that there should be a connecting drive to the property to the south [May Kelley's]. Mr. Bergeron stated another site plan for the parcel to the south would be submitted to the Town fairly quickly. Mr. Bergeron stated that he does not have a problem showing a

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potential connecting drive, however, the waiver for one parking space would have to be increased to three parking spaces. Mr. Porter stated that the long-term benefit of a connecting drive would outweigh the loss of three parking spaces. Mr. Bergeron stated that the property to the south is different in use so shared parking would work well. Mr. Drinkhall asked for public comment on the waiver request; there was none. **Mr. Porter withdrew his motion and Mr. Martin withdrew his second.**

Mr. Kellogg made a motion, seconded by Mr. Martin, to have a site visit before proceeding with the application review. Mr. Martin stated that he was there today and does not need another site visit. Mr. Porter stated that he concurs with Mr. Martin, as he is familiar with the property. Ms. Tobin stated that she visited the site today. Mr. McFeeley stated that a site visit is not necessary. **Motion defeated with Mr. Kellogg voting in the affirmative.**

Mr. Kellogg stated that he is concerned that the site is tight and not sure if we want to lose those parking spaces. Mr. Porter stated that there would be a reduction of three parking spaces, but there would be a gain of approximately 60 parking spaces with the shared parking. **Mr. Porter made a motion, seconded by Mr. Martin, to grant the waiver for §123-20.G. for a connecting drive to The Wyatt House only. Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-21.A. Mr. Bergeron agreed to modify the waiver to three spaces from one space. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver request for §123-21.A as amended.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment on this waiver; there was none. **Motion unanimously carried.**

Mr. Irving stated in regard to the waiver request for §123-29.D.6, the applicant has located a significant number of trees along the west that would make the waiver request unnecessary. Mr. Bergeron withdrew the waiver request.

Mr. Martin asked if there would be a buffer along the north property line. Mr. Bergeron stated that the applicant and the abutter to the north have come to an agreement and a privacy fence would be installed along that property line.

Mr. Drinkhall asked for public comment; Bill Strickland and Arlene Strickland were in attendance. Mr. Strickland stated that they have been the owners of the Wyatt House for the past 15 years. Mr. Strickland stated that he and the applicant have agreed to a privacy fence, but another area of concern is the landfill for the retaining wall and asked that the application take every precaution so that there is no soil erosion or any movement of the hillside that would impact their buildings. Mr. Strickland stated that he would like the Board to consider a performance bond so if there were any disturbance in the area it would be taken care of immediately.

Mr. Strickland stated when construction begins they are going to have to close the Angel's Way room, which will be a loss of income. Mr. Strickland asked that they be informed when construction would begin, as it would be very helpful to their business so as to not book that room while construction is on going. Mr. Irving stated that the Town

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does request a performance bond, which is not returned until it conforms to the plans. Mr. Irving stated in regard to construction he would have to rely on the applicant to inform Mr. Strickland. Mr. Bergeron stated as soon as he knows and if he is responsible and involved with the project, he has no reason to not inform Mr. Strickland when construction would begin.

Mr. Porter made a motion, seconded by Mr. Martin, to conditionally approve the Full Site Plan for Luke McDonald Holdings, LLC conditionally upon adding trees to be saved and credited along the west side of parking lot to the plan; show connecting drive proposed along southern property line; relocate underground utilities to the pole at the southeast corner of property; to show proposed fence along northern boundary; amend waivers granted table on the plan; submitting updated plan sets; submitting Mylar's; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 9, 2007. Motion unanimously carried.

JOHN NELSON, JR – SUBDIVISION REVIEW CONTINUED (PID 258-68) FILE #S06-16

This is an application to subdivide 340± acres into 40-lots. This application was accepted as complete on June 22, 2006. Mr. Irving stated that the applicant has requested a continuance. **Ms. Tobin made a motion, seconded by Mr. Porter, to continue the Subdivision Review for John Nelson, Jr. until March 8, 2007. Motion unanimously carried.**

OTHER BUSINESS

David Smith (PID 252-50 & 51) – Conceptual Review: David Smith and Dimitri Savchick appeared before the Board. Mr. Savchick reviewed the proposed construction of Northeast Auto Body.

February 22, 2007 Planning Board meeting: Mr. Irving stated that there is nothing on the agenda for February 22, 2007 and asked the Board if they wished to cancel the meeting. **Mr. Martin made a motion, seconded by Mr. Porter, to not meet on February 22, 2007. Motion carried with Mr. Kellogg voting in the negative.**

Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant