

CONWAY PLANNING BOARD

MINUTES

MARCH 27, 2008

A meeting of the Conway Planning Board was held on Thursday, March 27, 2008 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; Vice Chair, Martha Tobin; Secretary, Steven Porter; Sean McFeeley; Theodore Sares; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Sares, to approve the Minutes of March 13, 2008 as written. Motion carried with Ms. Tobin and Mr. Martin abstaining from voting.

JOSEPH E SULLIVAN REVOCABLE TRUST OF 1998 AND SUMMIT HOTEL PROPERTIES INC – FULL SITE PLAN REVIEW CONTINUED (PID 235-76 & 77) FILE #FR07-18

This is an application to construct a 79,452 square foot, 108 room hotel and associated infrastructure and improvements to 60-foot easement area. This application was accepted as complete on December 13, 2007. Mr. Irving stated that the applicant has requested a continuance.

Mr. Porter made a motion, seconded by Mr. Sares, to continue the Full Site Plan Review for Joseph E. Sullivan Revocable Trust of 1998 and Summit Hotel Properties, Inc. until April 10, 2008. Mr. Sares asked he has an issue with requesting a continuance and not being present. Mr. Sares asked what the reason is for the continuance. Mr. Irving stated that the retaining wall has been revised and it needs to be reviewed by the Town. Mr. Sares stated when they first came in here they were in a big rush. **Motion unanimously carried.**

ROBERT AND EUNICE MCINTIRE – FULL SITE PLAN REVIEW CONTINUED (PID 253-42) FILE #FR07-16

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to construct a 2,100 square foot storage addition and associated infrastructure. This application was accepted as substantially complete on October 25, 2007. There was no public in attendance.

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver request for §123-20.F/131-67.C.8.b; §123-20.F/131-67.C.8.c. & §123-29.A.4; §123-20.F/131-67.C.8.f; §123-29.A.2 & A.3; §123-29.D.8; and §131, Article X, Table 2. **Mr. Martin made a motion, seconded by Mr. Sares, to grant the waiver request for §123-20.F/131-67.C.8.b; §123-20.F/131-67.C.8.c. & §123-29.A.4; §123-20.F/131-67.C.8.f; §123-29.A.2 & A.3; §123-29.D.8; and §131, Article X, Table 2.** Mr. Drinkhall asked for Board comment; Mr. Sares asked if the road configurations had been approved by the fire department. Mr. Irving answered in the affirmative. **Motion unanimously carried.**

**ADOPTED: April 10, 2008 – As Written
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Ms. Tobin made a motion, seconded by Mr. Porter, to conditionally approve the Full Site Plan Review for Robert and Eunice McIntire conditionally upon adding most recent revision dates to supplemental plan list on the cover sheet; a performance guarantee for all site improvements; submit a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on June 26, 2008. Motion unanimously carried.

OTHER BUSINESS

Master Plan: Mr. Irving submitted a draft revision to Chapter 2, Implementation Strategy, of the Master Plan to the Board (attached) for the Board's consideration. Mr. Sares stated at the last meeting he was talking about commercial growth, but he had left out the concept of displacement. Mr. Sares stated if a developer builds many new buildings and into those vacancies goes existing stores unless there is backfilling the net growth to the Town is zero. Mr. Sares stated that he doesn't want people to think because there are new buildings that there is value added because if they leave one place and go to the other there is a vacancy left so there is no growth. Mr. Drinkhall agreed. Mr. McFeeley agreed.

Mr. Martin stated there were only 13 building permits were issued for the month of February and stated that he is very nervous about where we're at. Mr. Porter stated the only area in the valley that had an exceptional winter is the ski areas. Mr. Sares stated that it is not rosy and the Master Plan will become in sync and growth is going to come down. Mr. Sares stated that he does not see much growth in the next year unless municipal water is expanded. Mr. Sares stated a year ago we were concerned with growth getting out of control and now look where we are.

RSA 674:54: Mr. Irving stated there was a bill before the legislature to give more authority to Towns to regulate governmental uses under Site Plan Review and Zoning; however, that bill failed. Mr. Irving stated at this time there are no other bills before the legislature in regard to RSA 674:54.

Planning Board authority in regard to noise: Mr. Irving stated that the Board had asked him to look into how to bring a property in for Site Plan Review if the activity constituted a nuisance. Mr. Irving stated if the change in activity qualifies as a change of use or expansion of use that would have triggered a Site Plan Review, then the Site Plan Regulations would apply. Mr. Sares stated that the Town of Hampton has recently passed a noise ordinance. Mr. Porter stated that the Board should look into getting the wheels in motion in regard to a noise ordinance. Mr. Irving stated that the general policing powers fall under the Board of Selectmen.

Committee Reports: Mr. Martin stated depending on the outcome of the April 8th meeting, he may no longer be the Selectmen's Representative to the Board and wanted to thank everyone and that he has enjoyed his time on the Planning Board. The Board thanked Mr. Martin.

Meeting adjourned at 7:38 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant