

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 11, 2008

A meeting of the Conway Planning Board was held on Thursday, September 11, 2008 beginning at 7:02 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Robert Drinkhall; Vice Chair, Martha Tobin; Secretary, Sean McFeeley; Theodore Sares; Patricia Sell; Alternate, John Edgerton; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Mr. Sares, to approve the Minutes of August 28, 2008 as written. Motion carried with Ms. Tobin, Mr. McFeeley and Mr. Porter abstaining from voting.

PUBLIC HEARING – MASTER PLAN – AMENDMENTS TO CHAPTER 2, IMPLEMENTATION STRATEGY

This is a public hearing for amendments to Chapter 2, Implementation Strategy of the Master Plan. Mr. Irving reviewed the proposed changes (attached). The public hearing was opened at 7:03 pm. Mr. Porter asked for public comment; there was none. The public hearing was closed at 7:04 pm. **Mr. Sares made a motion, seconded by Mr. Edgerton, to adopt the amendments to Chapter 2, Implementation Strategy of the Master Plan. Motion unanimously carried.**

MOUNT WASHINGTON VALLEY ECONOMIC COUNCIL – 17-LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT REVIEW CONTINUED (PID 262-86.2 & 265-152) FILE #S08-04

Josh McAllister of H.E. Bergeron Engineers appeared before the Board. This is an application to subdivide 74± acres into 17-lots, extend Technology Lane, and construct two new roads and a boundary line adjustment to add land to Technology Lane. This application was accepted as complete on June 12, 2008.

Mr. Irving stated that we have received an updated letter from the Conway Village Fire District Commissioners [received September 10, 2008] reconsidering approving wells and septic. Mr. Irving stated that the applicant has requested a continuance.

Mr. Drinkhall made a motion, seconded by Ms. Sell, to continue the Subdivision and Boundary Line Adjustment Review for Mount Washington Valley Economic Council until November 13, 2008 with new information to be submitted by Friday, October 31, 2008. Motion unanimously carried.

OTHER BUSINESS

Jeanette Lauder/1657 East Main Street (PID 260-40) - §123-4.A.5 – Conversion of apartments to Bed and Breakfast Use: Josh McAllister of H.E. Bergeron Engineers appeared before the Board. Mr. McAllister stated the owner would like to convert the three-unit apartment building to a Bed and Breakfast with an Inn-Keepers quarters and one apartment. Mr. McAllister stated that the owner has an approval for a four-unit apartment building, but only constructed three units.

Mr. Sares stated that the prior owner had a bed and breakfast and then converted the Bed and Breakfast to apartments. Mr. Irving agreed. Mr. Sares asked what happens to the fourth unit. Mr. Irving stated this would negate the approval from the ZBA because that approval did not include a bed and breakfast.

Ms. Sell made a motion, seconded by Mr. Drinkhall, that the Planning Board determined that based on the provisions of §123-4.A.5., regarding applicability, that the conversion of three apartments to a Bed and Breakfast with an Inn-Keepers quarters and one apartment 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 carried.

Committee Reports: There were none.

Increase in setbacks between residential and commercial districts: Ms. Sell stated even if this passes and the setbacks are increased anybody can come into this Board and ask for a waiver. Mr. Irving stated that it would require a variance from the Zoning Board for Adjustment, not a waiver from the Planning Board, since this would be an amendment to the Zoning Ordinance.

Planning Board seminar: Ms. Sell indicated that there was a seminar the Board should attend and asked that the Town pay for members to attend. Mr. Irving stated that did not have the authorization for any discretionary expenditures, but he would make a request to the Town Manager for the money.

Meeting adjourned at 7:30 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant