

CONWAY PLANNING BOARD

MINUTES

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CONWAY PLANNING BOARD

MINUTES

FEBRUARY 26, 2009

A meeting of the Conway Planning Board was held on Thursday, February 26, 2009 beginning at 7:00 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, Patricia Sell; Theodore Sares; Dana Hylan; John Edgerton; Alternate, Steven Hartmann; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Sares made a motion, seconded by Mr. Edgerton, to approve the Minutes of February 12, 2009 as written. Motion ~~unanimously~~ carried with Ms. Sell and Mr. Hylan abstaining from voting.

WILLIAM GLOVER – 5-LOT SUBDIVISION REVIEW (PID 288-31.21 & 31.23) FILE #S09-03

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 23.80 acres into five lots with associated road, Mitten Lane, and infrastructure. **Mr. Drinkhall made a motion, seconded by Mr. Edgerton, to accept the application of William Glover for a subdivision review as complete. Motion unanimously carried.**

Mr. Porter asked for Board comment; Ms. Sell asked if Ms. Smith saw any problems with the State Dredge and Fill permit being issued. Ms. Smith answered in the negative and stated she believes that because the Alteration of Terrain permit has been issued. Mr. Porter asked for public comment; there was none.

Mr. Sares made a motion, seconded by Ms. Tobin, to continue the subdivision review for William Glover until March 26, 2009 with new information to be submitted by end of business Friday, March 13, 2009. Motion unanimously carried.

RIVER RUN COMPANY, INC/THE STATION HOUSE – FULL SITE PLAN REVIEW (PID 218-56) FILE #FR09-01

Diane Smith of Thaddeus Thorne Surveys and Sheila Duane of River Run Company appeared before the Board. This is an application to demolish the existing gas station; move the former SAU #9 office to the site and convert use to retail and one apartment with associated infrastructure. **Mr. Drinkhall made a motion, seconded by Ms. Sell, to accept the application of River Run Company, Inc/The Station House for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; Scott Henley of the Mount Washington Observatory asked the course the building would take when it is moved. Ms. Duane stated that she believes Joe Berry has contacted the Observatory to discuss moving the building. Ms. Duane stated that they are proposing to go behind the church and behind

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the Observatory building. Mr. Irving stated that he did have a discussion with Ms. Duane relative to the path of travel. Mr. Irving stated that it is planned for the building to be moved in two sections and have been told that it would fit without removing any trees.

Mr. Henley asked the load implications on the parking lot and have there been any studies done. Ms. Duane stated that that would be something that he would have to discuss with Joe Berry. Mr. Irving stated that the Town would be involved with a construction permit across Pine Street.

Mr. Porter read the waiver requests for §123-20.F/§131-67.C.8.a & §123-27; §123-20.G; §123-21.A; and §123-29.A.2 & A.3. **Mr. Drinkhall made a motion, seconded by Ms. Sell, to grant the waiver requests for §123-20.F/§131-67.C.8.a & §123-27; §123-20.G; §123-21.A; and §123-29.A.2 & A.3.** Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; Mr. Henley asked about the connecting drive waiver. Ms. Duane stated that the waiver is to not construct a connecting driveway to the Observatory property. **Motion unanimously carried.**

Mr. Sares made a motion, seconded by Mr. Drinkhall, to conditionally approve the Full Site Plan for River Run Company, Inc/The Station House conditionally upon Town Engineer approval; North Conway Fire Chief Approval; North Conway Water Precinct Approval; NHDOT Driveway Permit and indicate permit number on plan; a check for \$25 made payable to the Carroll County Registry of Deeds; revise from Waivers Granted table; a Mylar; a performance guarantee for all on and off site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on May 28, 2009. Motion unanimously carried.

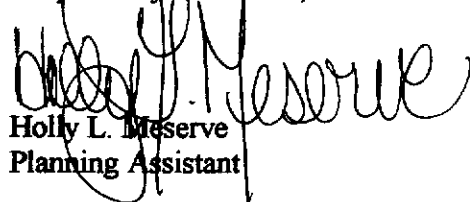
OTHER BUSINESS

Eastern Slope Inn Associates (PID 218-51) – §123-4.A.5 (File #NA09-06): Sheila Duane of River Run Company appeared before the Board. **Mr. Drinkhall made a motion, seconded by Mr. Sares, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of 616 square feet addition to the Fitness Room at the Eastern Slope Inn 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: Mr. Drinkhall stated there is a protest petition regarding the Conway Village petition. Mr. Drinkhall read the protest petition. Mr. Drinkhall stated that it requires a 2/3 vote to pass instead of a majority vote.

Meeting adjourned at 7:32 pm.

Respectfully Submitted,


Holly L. Meserve
Planning Assistant