

CONWAY PLANNING BOARD

MINUTES

MAY 14, 2009

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| 1 | Mount Washington Valley Economic Council – 17- Lot Subdivision and Boundary Line Adjustment Review Continued (PID 262-86.2 & 265-152) File #S08-04 <ul style="list-style-type: none">• Withdrawn by Applicant |
| 2 | William Glover – 5-Lot Subdivision Review Continued (PID 288-31.21 & 31.23) File #S09-03 <ul style="list-style-type: none">• Conditionally Approved |
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MAY 14, 2009

A meeting of the Conway Planning Board was held on Thursday, May 14, 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; Secretary, Patricia Sell; Theodore Sares; Steven Hartmann; David Sordi; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Mr. Drinkhall, to approve the Minutes of April 23, 2009 as written. Motion unanimously carried.

FRAM DONUTS, INC/DUNKIN DONUTS – FULL SITE PLAN REVIEW CONTINUED (PID 277-287) FILE #FR08-06

Josh McAllister of H.E. Bergeron Engineers appeared before the Board. This is an application to construct a 1,700 square foot/18-seat restaurant and associated infrastructure. This application was accepted as complete on August 28, 2008. Mr. McAllister gave a brief update.

Mr. Drinkhall made a motion, seconded by Ms. Sell, to conditionally approve the Full Site Plan for Fram Donuts conditionally upon a NHDOT driveway permit and indicating the approval number on the plan; adding “Do Not Enter” signage to the drive thru exit; Town Engineer Approval of off-site improvements; Conway Village Fire District Water and Sewer Approval; Conway Village Fire Chief Approval; submitting four sets of final plans; submitting Mylar(s) for recording; submitting a \$25 check made payable to Carroll County Registry of Deeds; submitting supplemental review fees; submitting a performance guarantee for on-site improvements; submitting a performance guarantee for off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 13, 2009. 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

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 the applicant has withdrawn the application.

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

Wes 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. This application was accepted as complete on February 26, 2009. Mr. Smith gave a brief overview.

Ms. Sell made a motion, seconded by Mr. Drinkhall, to conditionally approve the subdivision application for William Glover conditionally upon showing underground utilities to lot #1; submitting a utility easement across lot #1 servicing lot #3 (or show revised utilities showing underground utilities to lot #3); addressing Town Engineer memo dated 05/05/09; NHDES Subdivision approval and indicate approval number of plans; NHDES Dredge and Fill approval and indicate approval number on plans; indicating NHDES Shoreland Permit approval number on plans; submitting a Mylar; submitting 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 13, 2009. Motion carried with Mr. Sares abstaining from voting.

OTHER BUSINESS

Stephen Wyle (PID 219-8) – §123-4.A.5 (File #NA09-12): Stephen Wyle appeared before the Board. Mr. Wyle stated that he would like to increase the approved parking area by 993 square feet and reduce the size of the rear deck. Mr. Wyle stated that he purchased the property in July 2008 and was notified in August 2008 that the property was in violation of the approved site plan. Mr. Wyle stated that he has been working with the Town to comply with the site plan and life safety. Mr. Wyle stated that he would like to resolve the parking as there is insufficient parking right now. Mr. Irving stated that he has done a tremendous amount of work to come into compliance.

Mr. Drinkhall made a motion, seconded by Ms. Sell, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the increase to the approved parking by 993 square feet and the reduction of the size of the rear deck 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. Mr. Sares asked if this would resolve the issues. Mr. Irving answered in the affirmative. Ms. Sell stated by the previous owner illegally making improvements to this site without the Assessing Department knowledge and without acquiring a building permit impacts the entire Town. Ms. Sell stated that she would encourage anyone observing building without a permit report it to the Town so it can be assessed fairly. **Motion unanimously carried.**

Mt. Cranmore Ski Resort, Inc (PID 214-84) – §123-4.A.5 (File #NA09-13): Ben Wilcox, General Manager, appeared before the Board. Mr. Wilcox stated we operate winter tubing and summer tubing is the same. Mr. Wilcox stated that there would be a plastic material on the bottom of south slope and it would use a magic carpet. Mr. Wilcox stated that this is the same concept as our winter tubing. Mr. Wilcox stated they are trying to diversify and not just be a winter business. Mr. Wilcox stated that this is not a big impact to our line of business and it won't change much of our site.

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Mr. Irving asked what the color of the actual surface is. Mr. Wilcox answered green. Mr. Sares asked when winter tubing was installed was that subject to site plan review. Mr. Irving stated that he does not know; not that he is aware of as there was not a change. Mr. Drinkhall asked about the color of the sides of the material. Mr. Wilcox stated they can definitely work on that. Mr. Hartmann asked if they would try to expand this down the road. Mr. Wilcox stated that the winter tubing is still more popular, but they are going to start with two and he imagines they would be at two for a while. Mr. Wilcox stated that they would continue to keep looking to expand their summer business. Mr. Sordi asked if there would be any grading of the ground for the magic carpet. Mr. Wilcox answered in the negative and stated that there would be a rail.

Mr. Porter asked for public comment; Jim Rines stated this is the first time he has been here, but he saw this in the paper and was excited about it. Mr. Rines stated that he hopes the Board will regard this as minimal and approve the request.

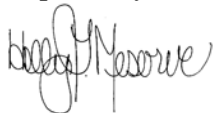
Ms. Sell made a motion, seconded by Mr. Hartmann, that the Planning Board determined that based on the provisions of §123-4. A. 5, regarding applicability that the installation of summer tubing park surface is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously carried.

The Kennett Company/Peter and Patricia Sell (PID 264-50, 51, 52 & 54) – Conditional Approval expiring (File #S09-02): Ms. Sell stepped down at this time. Mr. Irving stated that the applicants are requesting a continuance. **Mr. Drinkhall made a motion, seconded by Mr. Sares, to extend the conditional approval for the Kennett Company/Peter and Patricia Sell until August 27, 2009. Motion unanimously carried.**

Committee Reports: Ms. Sell rejoined the Board at this time. There were none.

Meeting adjourned at 7:37 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant