

CONWAY PLANNING BOARD

MINUTES

OCTOBER 28, 2010

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CONWAY PLANNING BOARD

MINUTES

OCTOBER 28, 2010

A meeting of the Conway Planning Board was held on Thursday, October 28, 2010 beginning at 7:03 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; Steven Hartmann; Scott Lees; David Sordi; Alternate, Ray Shakir; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the Minutes of September 23, 2010 as written. Motion carried with Ms. Sell and Mr. Sordi abstaining from voting.

LAURA SCHOEN/SETH WINSLOW – NORTHVIEW COTTAGES (PID 277-283) – CONCURRENT SITE PLAN AND SUBDIVISION REVIEW (FILE #FR10-07 & #S10-10)

Burr Phillips of Civil Solutions appeared before the Board. Seth Winslow, applicant; Luigi Bartolomeo, Architect; and Ron Briggs, Land Surveyor, were in attendance. This is an application to construct a six-unit residential building with associated infrastructure and a six-unit subdivision at 34 North Road, Conway (PID 277-283).

Mr. Drinkhall made a motion, seconded by Ms. Sell, to accept the application for Laura Schoen/Seth Winslow for a Concurrent Site Plan and Subdivision Review as complete. Motion unanimously carried.

Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; Gail Currier stated that this would be great for the area. Mr. Bartolomeo stated all the parking is in the back and there is a greenspace perception from the street; don't see this often. Mr. Porter closed public comment.

Ms. Tobin made a motion, seconded by Mr. Drinkhall, to conditionally approve the Concurrent Site Plan and Subdivision Review for Laura Schoen/Seth Winslow conditionally upon Town Engineer approval; submitting a copy of recorded deed restriction for units 1 and 2 and indicating CCRD book and page to note #4 on sheet 3; 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 January 27, 2011. Motion unanimously carried.

MICHAEL KENT (PID 231-97) – CONCURRENT SITE PLAN AND SUBDIVISION REVIEW CONTINUED (FILE #FR10-06 AND #S10-09)

Ron Briggs of Briggs Land Surveying appeared before the Board. This is an application to subdivide 2-acres into two-lots with the house on one lot and the garage on the other lot and to make alterations to the driveway and parking area for the garage lot with the existing equipment and storage area (PID 231-97). This application was continued from September 23, 2010.

Adopted: December 9, 2010 – As Written

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Mr. Briggs stated that the driveway location has been moved. Mr. Briggs stated that the property owner would like to ask the Board to reconsider the waiver for paving. Mr. Briggs stated that a 50-foot paved apron has been shown on the plan, which should be sufficient to keep gravel off the highway. Mr. Briggs stated that gravel fits with the rural community better and with the driveway in the center of the lot there shouldn't be a dust issue. Mr. Briggs stated that a State Septic approval has been obtained.

Mr. Irving stated in regard to the waiver request, a member from the prevailing side would have to make a motion to reconsider the waiver. **Mr. Porter made a motion, seconded by Ms. Sell, to reconsider the waiver [§123-20.E] for paving the commercial driveway. Motion was defeated with Ms. Sell, Mr. Sordi and Mr. Porter voting in the affirmative and Ms. Tobin, Mr. Hartmann, Mr. Lees and Mr. Drinkhall voting in the negative.**

Mr. Porter asked for public comment; Clifford Haley submitted photos of the property to the Board. Mr. Porter closed public comment. Mr. Porter asked for Board comment; Ms. Tobin stated that the pictures enforce why they want the pavement.

Mr. Drinkhall made a motion, seconded by Mr. Sordi, to conditionally approve the Concurrent Site Plan and Subdivision for Michael Kent conditionally upon Town Engineer Review and Approval; submitting NHDES septic permit and indicate Permit number on the Plan for lot #1; submitting recorded utility easements benefiting Lots PID 231-96 (Overhead Utilities) and Proposed Lot #1 (Water Line); listing recorded easements (above) on Plan with CCRD book and page; revising paved driveway area; submitting NHDES Subdivision Approval and Note Approval number on Plan; updating the Waivers Granted Table as necessary; submitting four copies of revised plan sets with original stamps and signatures; submitting Supplemental Review Fees; submitting a performance guarantee for all improvements; submitting a \$25 check made payable to Carroll County Registry of Deeds pursuant to RSA 478:17-g II (a); when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on February 24, 2011. Motion carried with Ms. Tobin voting in the negative.

OTHER BUSINESS

Mary Gaudette (PID 216-73) – Conditional approval expiring (File #S10-08): Mr. Irving stated that this conditional approval expires on November 18, 2010, but being nothing on the agenda for that night the Board may consider canceling the meeting. Mr. Irving stated that he would ask the Board to extend the conditional approval until December 9, 2010. **Ms. Sell made a motion, seconded by Ms. Tobin, to extend the conditional approval for Mary Gaudette until December 9, 2010. Motion unanimously carried.**

2011 Planning Board Meeting and Submittal Dates: Ms. Tobin made a motion, seconded by Ms. Sell, to approve the 2011 Planning Board meeting and submittal dates. Motion unanimously carried.

Adopted: December 9, 2010 – As Written

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PTF Realty Trust (PID 265-161.2) – Request to extend conditional approval (File #FR10-01): Mr. Irving stated that since funding for this type of project does not come up until February, the applicant would like to extend the conditional approval for a year. **Ms. Tobin made a motion, seconded by Ms. Sell, to extend the conditional approval for PTF Realty Trust until December 8, 2011. Motion carried with Mr. Hartmann voting in the negative.**

November 18, 2010 Planning Board Meeting: Mr. Irving stated that there are no new or continued applications on the November 18, 2010 Planning Board agenda. Mr. Drinkhall made a motion, seconded by Ms. Sell to cancel the Planning Board meeting of November 18, 2010. Motion unanimously carried.

Assisted Living: Ms. Sell stated that Conway is being considered for an assisted living complex and she is excited for this; it would be beneficial to the community.

Committee Reports: There were no committee reports.

Meeting Adjourned at 7:30 pm.

Respectfully Submitted,



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Planning Assistant



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PLANNING BOARD DATES AND SUBMITTAL DEADLINES 2011

All applications, including fees, plans, and additional materials, must be received by the end of business on the submittal deadline date:

Application submittal deadline	Planning Board meeting
TUESDAY	Thursday
January 4, 2011	January 27, 2011*
January 18, 2011	February 10, 2011
February 1, 2011	February 24, 2011
February 15, 2011	March 10, 2011
March 1, 2011	March 24, 2011
March 22, 2011	April 14, 2011
April 5, 2011	April 28, 2011
April 19, 2011	May 12, 2011
May 3, 2011	May 26, 2011
May 17, 2011	June 9, 2011
May 31, 2011	June 23, 2011
June 21, 2011	July 14, 2011
July 5, 2011	July 28, 2011
July 19, 2011	August 11, 2011
August 2, 2011	August 25, 2011
August 16, 2011	September 8, 2011
August 30, 2011	September 22, 2011
September 20, 2011	October 13, 2011
October 4, 2011	October 27, 2011
October 25, 2011	November 17, 2011*
November 15, 2011	December 8, 2011*

*Due to Holidays, there will only be one meeting in January, November and December.

DATES SUBJECT TO CHANGE AFTER APRIL 2011 TOWN MEETING