

CONWAY PLANNING BOARD

MINUTES

JULY 14, 2011

PAGES

- | | |
|---|--|
| 1 | Review and Acceptance of Minutes |
| | • June 9, 2011 – Adopted as Written |
| 1 | Other Business |
| | • Eugene and Debra Simone (PID 219-158) - §123-4.A.5 (File #NA11-11) |
| | • Committee Reports |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, July 14, 2011 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Vice Chair, Martha Tobin; Patricia Sell; Steven Hartmann; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Mr. Hartmann, to approve the Minutes of June 9, 2011 as written. Motion carried with Ms. Tobin and Mr. Porter abstaining from voting.

OTHER BUSINESS

Eugene and Debra Simone (PID 219-158) - §123-4.A.5 (File #NA11-11): Shawn Bergeron of Bergeron Technical appeared before the Board. Emily Benson and Sarah Sartory were in attendance. Mr. Bergeron stated that the house has a business occupancy and a residence and the red barn has been used as Head Start and retail. Mr. Bergeron stated that he believes Head Start was located there from 1992 until 2001. Mr. Bergeron stated the site was then approved for retail occupancy, but he is not sure if it has ever been used for retail.

Mr. Bergeron stated the proposed use is the Lilliputian School and they proposing to construct a walkway and a play area. Mr. Bergeron stated that street trees cannot be planted along Seavey Street due to what is going on there. Mr. Bergeron stated 14 trees are required and there are 15 trees on site. Mr. Bergeron stated that there is 53% greenspace. Mr. Bergeron stated that the site required 19 parking spaces with retail and the site has 12 parking spaces. Mr. Bergeron stated that the site as proposed requires 19 parking spaces; therefore, there is no change.

Mr. Porter stated even if Head Start was there in the 1990's, the issue he has is the change of use. Mr. Porter stated going from retail to a school and not knowing what the thought process was in the 1990's, he is concerned with today's standards and not pushing for a site plan review.

Mr. Bergeron stated that he can speak on what went on in this building in the 1990's. Mr. Bergeron stated that as the Building Inspector for the Town at the time, he went through this building with the Town Fire Chief, Larry Wade, and North Conway Fire Chief, Wayne Derouin. Mr. Bergeron stated there have been no changes since then, and looking at the requirements in place today and where this site is, it is not far off.

Mr. Bergeron read §123-4.A.5 and stated the proposed changes are insignificant. Mr. Bergeron stated there truly is no benefit to anyone by bringing this site in for site plan review.

Ms. Sell asked how many employees. Ms. Sartory stated there are two full time employees and one part time employee. Ms. Sell asked if they think there is ample parking. Ms. Sartory answered in the affirmative. Ms. Sell asked how many students. Ms. Sartory answered 17. Ms. Sartory stated there is a staggered drop off and pick up.

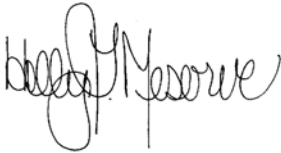
Mr. Hartmann asked if there has been any notice to abutters. Mr. Bergeron answered in the negative. Mr. Porter asked why not pave the front parking lot. Mr. Bergeron stated that the site has been used for the use that is proposed now for almost 30 years and if you look at the intensity, there is no benefit to paving. Mr. Bergeron stated that the existing drainage works and the gravel has not been an issue. Ms. Tobin asked where the school is currently housed. Ms. Sartory answered in Jackson.

Ms. Sell made a motion, seconded by Ms. Tobin, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that a preschool 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 carried with Mr. Porter voting in the negative.

Committee Reports: There were none.

Meeting adjourned at 7:26 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant