

CONWAY PLANNING BOARD

MINUTES

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Review and Acceptance of Minutes

- February 9, 2012 – Adopted as Written

Other Business

- Barry Packard/§123-4.A.5 (File #NA12-04)
- North Conway Community Center – Consideration of proposed BLA and conveyance of Town ownership of PID 218-28 &30
- Committee Reports

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 23, 2012

A meeting of the Conway Planning Board was held on Thursday, February 23, 2012 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Mary Seavey; Vice Chair, Martha Tobin; Secretary, Patricia Sell; Steven Hartmann; Kevin Flanagan; Alternate, Raymond Shakir; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Porter appointed Mr. Shakir as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Mr. Flanagan, to approve the Minutes of February 9, 2012 as written. Motion carried with Ms. Seavey, Ms. Tobin, Ms. Sell and Mr. Shakir abstaining from voting.

OTHER BUSINESS

Barry Packard/§123-4.A.5 (File #NA12-04) to expand the existing footprint and add a second floor residential unit at 195 Maple Manor Road (PID 280-57): Mr. Irving stated that the applicant has withdrawn his request.

North Conway Community Center - Consideration of proposed BLA and conveyance of Town ownership of PID 218-28 & 30:

Burr Phillips of Civil Solutions appeared before the Board. Ryan Sommer, Michael Couture and Curt Detzer were in attendance. Mr. Phillips stated they would like to improve the facility and the service of the community center. Mr. Phillips stated they tried to make the building fit in and minimize the gymnasium effect. Mr. Phillips stated by agreeing to the boundary line adjustment (BLA), it would keep the building further from Route 16.

Mr. Irving stated that the Board of Selectmen under NH RSA 41:14-A has asked that you provide a recommendation either in favor or against pursuing the BLA with the North Conway Community Center.

Mr. Porter asked, if the Town Selectmen agree to sign over the property, what the Town gains in exchange. Mr. Phillips stated the only thing the Town would gain is cleaning up the ownership of the parcels. Mr. Phillips stated that the intent is to make the site better by pushing the building back.

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Mr. Porter stated if you look at the site now, the Town has green space if we maintain that parcel. Mr. Phillips stated one lot is all pavement and there is about 5,000 square feet that is shared that is green space. Mr. Phillips stated that the building is just touching onto that parcel, so it would be leaving it as it is. Mr. Phillips stated that the land would probably be reserved for Town bathrooms.

Mr. Shakir asked how much bigger this building versus the existing building is. Mr. Couture stated it is about 2-1/2 times larger. Mr. Shakir asked has there been any cost estimates of the building and who is paying for it. Mr. Detzer stated that the building is falling apart so something has to be done. Mr. Detzer stated that this is being done with donations and grants; there will be no public money or tax money used.

Mr. Sommers stated that it will cost approximately 1 million dollars. Mr. Shakir stated there is money given by the Town annually. Mr. Sommers stated that it is on the Town Warrant and he will assure the voters that once the building is completed they will not be increasing the amount of money requested from the Town.

Mr. Porter stated North Conway Community Center is a viable part of the Town of Conway and the tax impact is minimum compared to the Conway Recreation Department. Ms. Sell asked what type of enrollment does this facility see; seasonal or year round. Mr. Sommers stated we pull from the John Fuller School mostly, but summer camp is different. Mr. Sommers stated that we offer a fee structure for residents and non-residents. Mr. Sommer stated that Fall is the busiest time of year for them.

Ms. Sell asked if they have considered other alternatives for the size and height of the structure or the location. Ms. Sell stated that this will diminish the views in the area and the integrity of the village itself. Ms. Sell stated a building that ominous will box in the village to a certain extent. Mr. Couture stated given the footprint, the height is irrelevant; raising or lowering the roof line wouldn't make a difference as you are so close to it in perspective of the street.

Ms. Sell asked what if it is beyond the playground. Mr. Phillips stated that they did look at the other end, but then you would have two buildings which create a lot more problems. Mr. Phillips stated that the land slopes off to the mud bowl so the only place is to tuck it up close to the highway. Mr. Phillips stated that he thinks this is the least impact on the site. Ms. Seavey stated that the Conway Community Center is for Conway residents and North Conway Community Center is for everyone and visitors. Ms. Seavey stated that she does not think the building is going to stand out and don't think it should be moved to another spot.

Mr. Detzer stated that he understands the view shed problems and they have done their best to minimize that impact. Mr. Hartmann stated that they are losing a lot of the view as you are building a wall. Mr. Hartmann stated that he is not against the project, but would like to see the public come out to see this; this is going to change the site line to the park.

Mr. Irving stated in order to ensure what they are proposing ends up happening to the property; the BLA should be done concurrently with a site plan review.

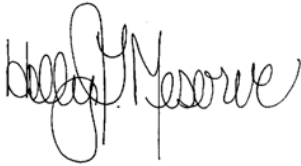
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Mr. Hartman made a motion, seconded by Mr. Porter, that pursuant to NH RSA 41:14-A, the Planning Board recommends the Board of Selectmen proceed with the boundary line adjustment as proposed and the Planning Board also recommends that the boundary line adjustment application be considered concurrently with an application for site plan review. Ms. Sell asked shouldn't the public be a part of this and how do we bring them back. Mr. Irving stated that it would be under the site plan review process. Mr. Irving stated at this point you are only addressing state law, which compels the Board of Selectmen to get a recommendation from you if they should proceed with the conveyance of land. **Motion carried with Mr. Flanagan voting in the negative.**

Committee Reports: There were none.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive style with a large, looped initial "H".

Holly L. Meserve
Recording Secretary

Barry Packard
1475 East Conway, Rd
Center Conway, NH 03813

February 4, 2012

To: Conway Planning Board

From: Barry Packard
1475 East Conway, Rd.
Center Conway, NH 03813

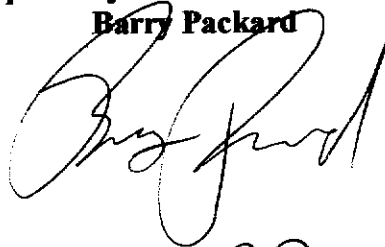
Ref: 195 Maple Manor Rd.
Map 280 Parcel 57

Please review the proposed site changes and building expansion. We are requesting that the Planning Board find that the proposed site modifications are insignificant relative to the existing development and that pursuant to the provisions of §123-4.A.5 a site plan review is not applicable.”

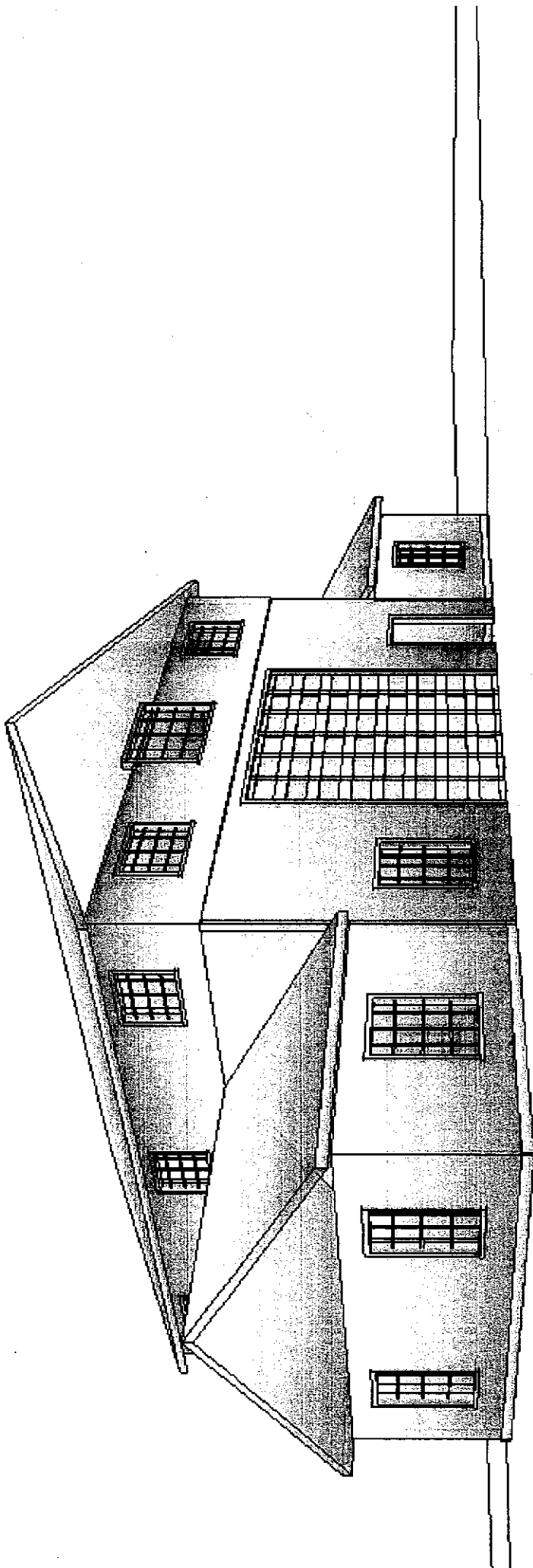
There will be an increase of footprint to the rear of the building totaling 480 sq. ft. with a request to install a caretakers unit (owners quarters) as a second floor above the new proposed footprint of 480 sq. ft. and over the existing footprint of 720 sq. ft. totaling 1200 sq. ft. of internal floor space.

The garage height increase is to facilitate internal storage of a good prtion of the equipment owned.

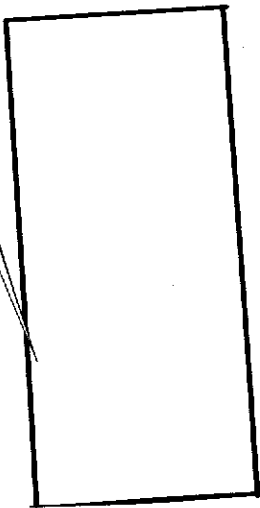
Respectfully Submitted
Barry Packard



WITHDRAWN B.P.



Existing 24' X 54' Commercial Building



Exterior equipment storage space

Proposed Fencing

3y

Existing Driveway

4" + Maple



3' Pine



10" ash



4" Maple



5" Maple

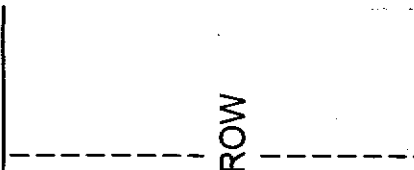


4" + Birch



STARK ROAD

50' ROW





TOWN OF CONWAY

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WWW.CONWAYNH.ORG

February 27, 2012

Town of Conway
Board of Selectmen
1634 East Main Street
Center Conway, NH 03813

RE: North Conway Community Center BLA

Board of Selectmen,

This letter is in response to your request for the Planning Board to render a recommendation regarding the proposed Boundary Line Adjustment and exchange of interest in the affected properties. At their February 23rd meeting, the Planning Board approved a motion to recommend in favor of the proposed Boundary Line adjustment with a companion motion that the application for the Boundary Line adjustment be considered concurrently with a Site Plan Review application for the proposed redevelopment of the resulting North Conway Community Center property.

Sincerely,

STEVEN PORTER 

Steven Porter, Chair
Town of Conway Planning Board

TBI
cc: File