

CONWAY PLANNING BOARD

MINUTES

MARCH 8, 2012

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CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, March 8, 2012 beginning at 7:11 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Mary Seavey; Secretary, Patricia Sell; 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 23, 2012 as written. Motion carried with Mr. Shakir abstaining from voting.

GIBSON CENTER FOR SENIOR SERVICES, INC – FULL SITE PLAN REVIEW (PID 218-137 & 219-159) FILE #FR12-03

Shawn Bergeron of Bergeron Technical Services and George Cleveland of the Gibson Center appeared before the Board. This is an application to increase the number of restaurant seats to 90; increase the office space to 2,359 square feet; add 1,350 square feet of personal service use; construct an addition to connect the existing house to the existing garage and convert 1,748 square feet of residential buildings to retail; demolish the existing Carriage House building; and construct associated infrastructure.

Mr. Porter made a motion, seconded by Ms. Sell, to accept the application of Gibson Center for Senior Services, Inc for a full site plan review as complete. Motion unanimously carried.

Ms. Sell asked if the new retail space would be handicap accessible. Mr. Bergeron answered in the affirmative. Mr. Shakir asked if there would be any changes to the existing structures. Mr. Bergeron answered in the negative. Mr. Shakir asked where the new seats are. Mr. Bergeron stated the approval in 2001 was for 60 seats, but they have always had 90 seats. Mr. Bergeron stated this application reflects what is actually taking place in the main building.

Ms. Seavey asked if there would be parking beside the new building. Mr. Bergeron answered in the affirmative and reviewed the plans. Ms. Sell asked if they would be saving the lilac hedge between the two properties. Mr. Bergeron stated they are going to attempt to relocate the lilacs, but if they do not survive they would plant new lilacs.

**Adopted: March 22, 2012 – As Written
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Mr. Flanagan asked if there would be a residential use in the structure to be used as the thrift store. Mr. Bergeron answered in the negative.

Mr. Porter read a waiver requests for §123-6.B.4; §123-20.G; §123-21.A; §123-22.A; §123-29.A.2 & A.3; §123-30; and §123-41.B. **Ms. Sell made a motion, seconded by Mr. Flanagan, to grant the waiver requests for §123-6.B.4; §123-20.G; §123-21.A; §123-22.A; §123-29.A.2 & A.3; and §123-41.B.** Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; there was none. **Motion unanimously carried.**

Mr. Porter asked for public comment; Ed Bergeron stated that he represents Bergeron & Burnell and is the owner of the public parking lot. Mr. Ed Bergeron stated that the lease on the public parking is about to expire. Mr. Ed Bergeron stated that the Gibson Center has insufficient parking and uses the public parking lot; this is a big improvement. Mr. Ed Bergeron stated if the lease expires, he is sure they could make an arrangement with the Gibson Center to continue to use the parking.

Mr. Ed Bergeron requested that an arborvitae hedge be planted between the two properties where there is a gap in the existing arborvitae hedge. Mr. Irving stated that the Board cannot require off-site improvements. Mr. Cleveland stated that they will make sure the gap is filled.

Mr. Porter made a motion, seconded by Mr. Flanagan, to sign the lot merger to merge PID 218-137 and PID 219-159. Motion unanimously carried.

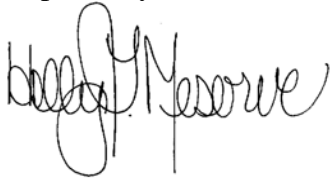
Ms. Sell made a motion, seconded by Mr. Flanagan, to conditionally approve the Full Site Plan for Gibson Center for Senior Services, Inc conditionally upon Town Engineer approval; demonstrating compliance with §123-26; revising the landscaping to include four additional trees; submitting four copies of revised plans (three to remain with the Town); 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 June 14, 2012. Motion unanimously carried.

OTHER BUSINESS

Committee Reports: There are none.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,



Holly L. Meserve
Recording Secretary