

CONWAY PLANNING BOARD

MINUTES

JUNE 14, 2012

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• May 10, 2012 – Adopted as Written |
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| 1 | Christine Gregory (PID 280-43.1) – 2-Lot Subdivision (File #S12-04) <ul style="list-style-type: none">• Conditionally Approved |
| 2 | C & C Thibodeau Properties LLC/West Main Recreation Corp (PID 277-136, 137 & 138) – Concurrent Site Plan and Boundary Line Adjustment (File #FR12-05 & S12-05) <ul style="list-style-type: none">• Conditionally Approved |
| 3 | Other Business continued <ul style="list-style-type: none">• Eastern Slope Inn Associates (PID 218-51) - §123-4.A.5 (File #NA12-08)• Robert Frost Charter School• Committee Reports |

CONWAY PLANNING BOARD

MINUTES

JUNE 14, 2012

A meeting of the Conway Planning Board was held on Thursday, June 14, 2012 beginning at 7:02 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; Eric Porter; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Ms. Tobin, to approve the Minutes of May 10, 2012 as written. Motion unanimously carried.

OTHER BUSINESS

Colonial Motel Holdings, LLC (PID 219-229) - §123-4.A.5 (File #NA12-07): Jerry Cappazolli appeared before the Board. This is a request to convert a 20' x 20' carport to office space at 2431 White Mountain Highway.

Ms. Seavey 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 conversion of a 20' x 20' carport to office space 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.

Salinger, LLC/Applebee's (PID 235-101) – §123-4.A.5 (File #NA12-09): Bob Harrington appeared before the Board. This is a request to construct of a 600 square foot building expansion on the existing patio at 24 Settler's Green Drive.

Ms. Tobin 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 construction of a 600 square foot building expansion on the existing patio 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.

CHRISTINE GREGORY (PID 280-43.1) – 2-LOT SUBDIVISION (FILE #S12-04)

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 110.79 acres into two-lots. **Ms. Seavey made a motion, seconded by Ms. Tobin, to accept the application of Christine Gregory for a Subdivision Review as complete. Motion unanimously carried.** Mr. Porter asked for Public comment; there was none.

Ms. Sell made a motion, seconded by Mr. Flanagan, to conditionally approve the 2-lot subdivision for Christine Gregory conditionally upon indicating a Test Pit and Percolation Test on lot 43.1; submitting a copy of a recorded utility easement and indicating the book and page on the plan; submitting a performance guarantee for monuments or indicate monuments are set on plan; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on September 13, 2012. Motion unanimously carried.

C & C THIBODEAU PROPERTIES LLC/WEST MAIN RECREATION CORP (PID 277-136, 137 & 138) – CONCURRENT SITE PLAN AND BOUNDARY LINE ADJUSTMENT REVIEW (FILE #FR12-05 & S12-05)

Burr Phillips of Civil Solutions and Barry Keith, Soil Scientist, appeared before the Board. Carl Thibodeau was in attendance. This is an application to convey 1.73 acres from PID 277-136 to PID 277-137 & 138; merge PID 277-137 & 138; expand the parking lot by 30 additional parking spaces; and wetland restoration.

Ms. Seavey made a motion, seconded by Ms. Sell, to address this as a concurrent site plan and boundary line adjustment application. Motion unanimously carried.

Ms. Sell made a motion, seconded by Ms. Tobin, to accept the application of C & C Thibodeau Properties, LLC and West Main Recreation Corp for a Concurrent Site Plan and Boundary Line Adjustment Review as complete. Motion unanimously carried.

Mr. Hartmann asked why there was a waiver request for the ADA parking spaces. Mr. Phillips stated that the Town requires the spaces to be the same size where ADA allows for a smaller size for non van accessible spaces. Mr. Hartmann asked if they met the number of spaces required. Mr. Irving answered in the affirmative. Mr. Porter asked for public comment; there was none.

Mr. Irving read a waiver request for §123-20.D; §123-20.E; §123-20.F/§131-67.C.8.b & f; §123-20.G; §123-21.A; §123-22.C; §123-22.D; §123-26.1 & 26.5; and §123-29. **Ms. Tobin made a motion, seconded by Ms. Sell, to approve the waiver request for §123-20.D; §123-20.E; §123-20.F/§131-67.C.8.b & f; §123-20.G; §123-21.A; §123-22.C; §123-22.D; §123-26.1 & 26.5; and §123-29. Mr. Porter asked for Board comment; there was none. Motion unanimously carried.**

Ms. Sell made a motion, seconded by Mr. Hartmann, to conditionally approve the Concurrent Site Plan and Boundary Line Adjustment for C & C Thibodeau Properties LLC and West Main Street Corp conditionally upon Town Engineer's approval; Conway Village Fire District Water and Sewer approval; revising the waivers granted table; submitting a lot merger form and the \$17 recording fee; submitting a conditional license from the Board of Selectmen for right-of-way landscaping; referencing conditional license on plan; payment of engineering review fees; submitting four revised plan sets; submitting revised Mylar's for recording; submitting surety for all on and off site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 13, 2012. Motion unanimously carried.

OTHER BUSINESS CONTINUED

Eastern Slope Inn Associates (PID 218-51) - §123-4.A.5 (File #NA12-08): Joe Berry appeared before the Board. This is a request to convert 8,500 square feet of retail space to 9 hotel rooms and construct a 410 square foot addition at 2760 White Mountain Highway.

Ms. Tobin 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 conversion of 8,500 square feet of retail space to 9 hotel rooms and the construction of a 410 square foot addition 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.

Robert Frost Charter School: Mr. Irving stated that this is a government use on private land and is not required to obtain site plan approval, but they are required to notify the Planning Board. Mr. Irving stated that they are proposing 44 students at the former Timberland site. Mr. Irving stated that what they are proposing would not have triggered a site plan review and would have been able to be approved under a not applicable.

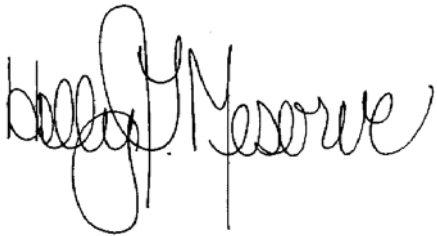
Mr. Irving asked if the Board wanted to hold a public hearing. Mr. Hartmann asked how this falls under governmental uses. Mr. Irving stated they are part agent through there relationship with the Department of Education. Mr. Irving stated there are no changes to the exterior of the building. Mr. Hartmann stated that he was concerned with people not knowing about this and then asking how it was approved. Ms. Seavey stated that they have been very forward with this school and it is unfortunate that they are not here. Mr. Irving stated that they didn't have to be here tonight, but if you hold a public hearing they should attend.

Mr. Flanagan made a motion, seconded by Mr. Hartmann, to hold a public hearing on this request pursuant to RSA 574:54. Motion defeated with Mr. Hartmann abstaining.

Ms. Seavey made a motion, seconded by Ms. Sell, to wish them luck. Motion unanimously carried.

Committee Reports: There are none.

Meeting adjourned at 7:44 p.m.
Respectfully submitted,



Holly L. Meserve
Recording Secretary

RECEIVED
JUN - 5 2012
TOWN OF CONWAY

June 5, 2012

By Hand

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

RE: Robert Frost Charter School
RSA 674:54 NOTIFICATION OF GOVERNMENTAL LAND USE

Dear Board of Selectmen and Planning Board:

This letter is to provide written notice pursuant to RSA 674:54 of a proposed governmental use of land within the jurisdiction of Conway, which may be considered a substantial change in use, at 1675 Mount Washington Highway, by the Robert Frost Charter School ("RFCS").

Please find attached plans relating to the change of use. Note that RFCS would like to move forward with renovations as soon as possible. As such RFCS requests a waiver of the sixty day period as defined in RSA 674:54 to begin construction immediately. Please advise whether the Town agrees to this Waiver.

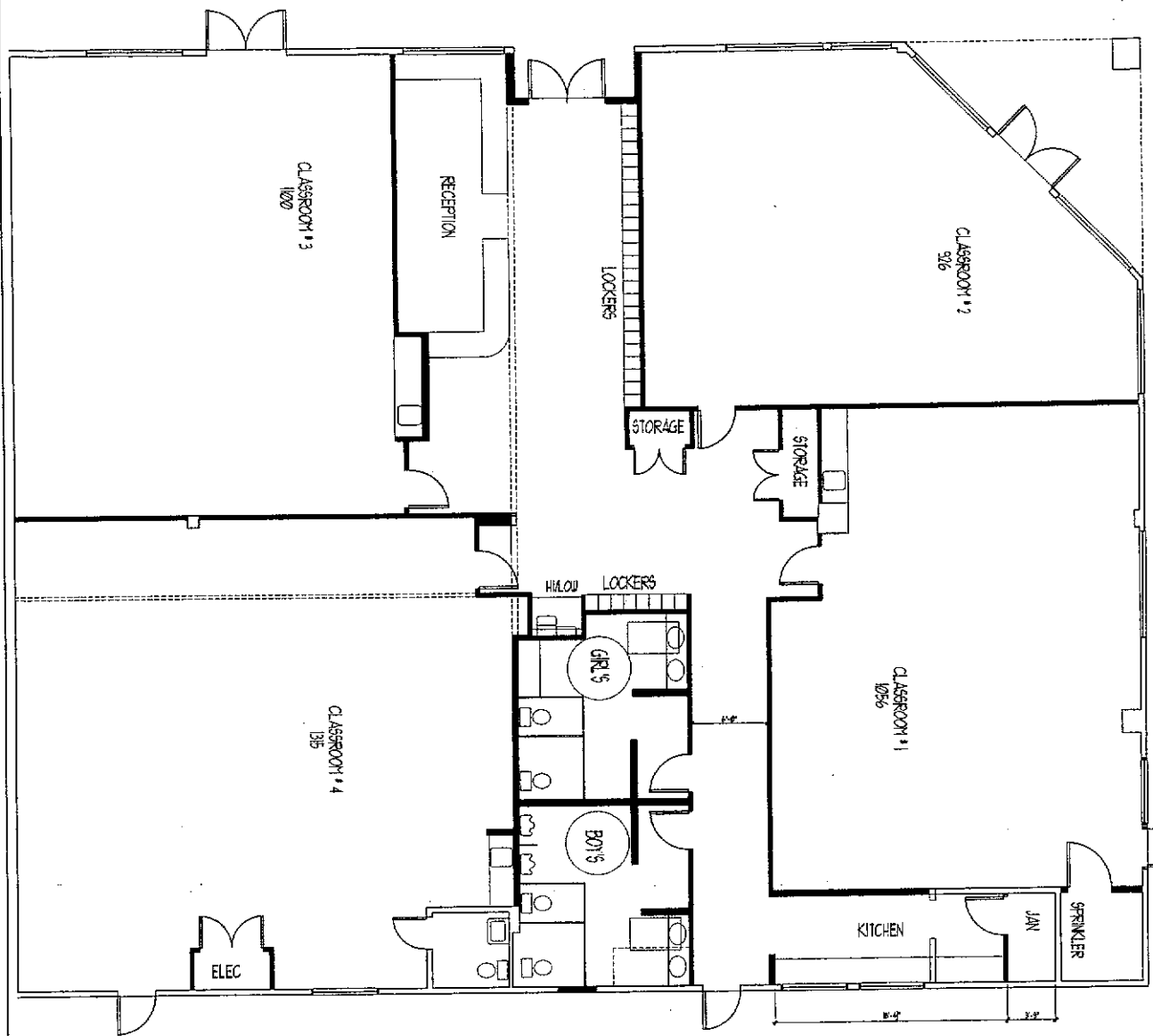
Please do not hesitate to contact me with any questions regarding the proposed construction or use.

Very truly yours,




Robert Frost Charter School
PO Box 967
North Conway, NH 03860
Ellen Ohlenbusch

Enclosure(s) – Plans



RECEIVED
 JUN - 5 2012
 TOWN OF CONWAY

	SHEET TITLE MAIN FLOOR PLAN	PROJECT NAME:	REVISIONS:
	DATE: 03/06/12 DRAWN BY: J.A.H. CHECKED BY: J.A.H.	PROJECT NO.:	SCALE: