

CONWAY PLANNING BOARD

MINUTES

OCTOBER 11, 2012

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CONWAY PLANNING BOARD

MINUTES

OCTOBER 11, 2012

A meeting of the Conway Planning Board was held on Thursday, October 11, 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; Steven Hartmann; Kevin Flanagan; Eric Porter; Alternate, Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBERS

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

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Tobin made a motion, seconded by Mr. Flanagan, to approve the Minutes of September 27, 2012 as written. Motion unanimously carried.

CHRISTINE GREGORY – 2-LOT SUBDIVISION (PID 280-43.1) FILE #S12-09

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 110.79 acres into two-lots. Ms. Seavey joined the Board at this time. **Mr. Porter 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. Tobin made a motion, seconded by Mr. Flanagan, to approve the 2-lot subdivision for Christine Gregory. Motion unanimously carried.** The plans were signed.

ROBERT NELSON AND KERRI MCCAULEY – FULL SITE PLAN REVIEW (PID 265-157) FILE #FR12-10

Robert Nelson and Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to construct a 1,152 square foot garage and office building with outside storage of equipment and materials and associated infrastructure. **Mr. S Porter made a motion, seconded by Mr. Hartmann, to accept the application of Robert Nelson and Kerri McCauley for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated that they are seeking a waiver to only focus on the commercial component of this lot; the residential area will not be affected. Mr. Irving stated that they cannot use any of the residential district for the commercial activity.

**Adopted: November 8, 2012 – As Written
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Mr. Hartmann asked about the 50% of required trees around the parking lot waiver and if the applicant could elaborate. Mr. Irving stated that they are saving 60 trees; they are just not putting the required amount of trees around the parking lot. Mr. Hartmann stated that there are trees on the lot and more than need to be. Mr. Hartmann stated that the lot is not going to be left barren. Mr. Irving agreed.

Mr. Porter asked for public comment; John Hoffman of 24 Christine Overlook asked what is the 150 foot off-set waiver for. Mr. Irving stated that this is for the off-set between the Army Barracks driveway and this developments driveway; there will not be 150-feet between them. Mr. Hoffman stated there are some vehicles there now that he can see from his window. Mr. Nelson stated he is doing some work on the property as he just purchased it and they will not be left in the area they are now.

Mr. Hoffman asked what type of material will be stored on the site. Mr. Nelson answered bark mulch and loam. Mr. Nelson stated that he is not looking at this point, but will not out rule, wholesaling material. Mr. Nelson stated that he has six employees and he now needs a commercial area to work out of. Mr. Irving stated this application is not for any type of retail sales, or wholesale sales; this is a storage area to store his materials and equipment. Ms. Smith asked if it would require a trip back to this office for retail sales. Mr. Irving stated that it would be required to go back to the Planning Board as it would change the impact on the area.

Mr. Porter read the waiver requests for §123; §123-6.B.2; §123-20.C; §123-20.F/§123-27/§131-67.C.8.a; §123-20.G; §123-20.I and §123-22.B; §123-29.D.6; §123-29.D.8; §123-30.A.3; and §123, Table 2. **Mr. Hartmann made a motion, seconded by Ms. Tobin, to grant the waiver for §123; §123-6.B.2; §123-20.C; §123-20.F/§123-27/§131-67.C.8.a; §123-20.G; §123-20.I and §123-22.B; §123-29.D.6; §123-29.D.8; §123-30.A.3; and §123, Table 2.** Mr. Porter asked for Board comment; there was none. **Motion unanimously carried.**

There was a discussion regarding lighting; the applicant agreed to comply with §123-26.

Ms. Tobin made a motion, seconded by Mr. S Porter, to conditionally approve the Full Site Plan for Robert Nelson and Kerri McCauley conditionally upon Town Engineer approval; Conway Village Fire Chief approval; removing the storage trailer on PID 265-54 prior to final approval; demonstrating compliance with §123-26, lighting; submitting \$30; adding §123 to the waivers granted table; submitting a performance guarantee for all on-site and off-site improvements; submitting four copies of revised plans; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 24, 2013; and subsequent conditions that phase 2 is completed on or before November 30, 2013; and phase 3 will be deemed to be vested upon completion of phase 2. Motion unanimously carried.

REVIEW AND ACCEPTANCE OF MINUTES CONTINUED

Ms. Meserve asked the Board to reconsider the approval of the Minutes of August 23, 2012.

Mr. Hartmann made a motion, seconded by Mr. E. Porter, to reconsider the approval of the Minutes of August 23, 2012. Motion unanimously carried.

Ms. Meserve stated that the Minutes of August 23, 2012 should be amended as follows: page 8, second to last line of the conditional approval should read, "...Seavey voting in the affirmative ~~negative~~ and Steven Hartmann...".

Mr. S Porter made a motion, seconded by Mr. Hartmann, to approve the Minutes of August 23, 2012 as amended. Motion unanimously carried.

OTHER BUSINESS

White Horse Ledge Retail Management LLC/North Country Fair Jewelers - §123-4.A.5 (File #NA12-12): Kate Richardson of Bergeron Technical Services appeared before the Board. This is a request to increase the internal floor space by 176 square feet and to construct a second floor deck. Ms. Richardson stated that the addition is for a bathroom and the exterior deck is for a fire escape. Mr. Hartmann asked if the 11' x 16' addition is just a ¾ bath. Ms. Richardson answered in the affirmative.

Ms. Tobin made a motion, seconded by Mr. S Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the increase of internal floor space by 176 square feet and the construction of a second floor deck 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.


October 25, 2012: Mr. Irving stated there are no new applications or continued applications on this meeting date. **Mr. Hartmann made a motion, seconded by Ms. Tobin, to cancel the meeting of October 25, 2012. Motion unanimously carried.**

2013 Planning Board Dates: Ms. Tobin made a motion, seconded by Mr. Hartmann, to approve the 2013 Planning Board meeting and submittal dates. **Motion unanimously carried.**

Committee Reports: There were none.

Meeting adjourned at 7:48 p.m.

Respectfully submitted,



Holly L. Meserve, Recording Secretary