

CONWAY PLANNING BOARD

MINUTES

JUNE 13, 2013

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CONWAY PLANNING BOARD

MINUTES

JUNE 13, 2013

A meeting of the Conway Planning Board was held on Thursday, June 13, 2013 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Carl Thibodeau; Vice Chair, Steven Hartmann; Secretary, Martha Tobin; Kevin Flanagan; Eric Porter; Ray Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Tobin made a motion, seconded by Mr. Shakir, to approve the Minutes of May 23, 2013 as written. Motion unanimously carried.

J & W NORTH CONWAY DEVELOPMENT LLC – CONCURRENT MINOR SITE PLAN AND UNIT SUBDIVISION REVIEW (PID 202-167) FILE #MR13-01 & S13-04

This is an application to amend an approved 22-unit subdivision by reducing the number of units to 20 and repositioning two of the units on Intervale Outlook Circle, North Conway. Mr. Irving stated that the applicant has asked that the application be continued. **Ms. Tobin made a motion, seconded by Mr. Flanagan, to accept the application of J & W North Conway Development LLC for a Concurrent Minor Site Plan and Unit Subdivision as complete. Motion unanimously carried.**

Mr. Steve Porter asked for public comment; Nancy Goyette, Unit 8, asked to review the plans. David Brooks, abutter, stated he would also like to see the plans for this project.

Ms. Tobin made a motion, seconded by Mr. Hartmann, to continue the application for J & W North Conway Development for a Concurrent Minor Site Plan and Unit Subdivision review until July 11, 2013. Motion unanimously carried.

JAMES AND LINDA DIGIANDOMENICO – BOUNDARY LINE ADJUSTMENT AND UNIT SUBDIVISION REVIEW (PID 262-64 & 64.01) FILE #S13-05

Diane Smith of Thaddeus Thorne Surveys and James Digiandomenico appeared before the Board. This is an application to add 4.40 acres from PID 262-64 to PID 262-64.01 and to create two residential units on PID 262-64.01 at 610 White Mountain Highway, North Conway. **Ms. Tobin made a motion, seconded by Mr. Flanagan, to accept the application of James and Linda Digiandomenico for a Boundary Line Adjustment and Unit Subdivision review as complete. Motion unanimously carried.**

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Ms. Smith reviewed the project. Ms. Tobin asked if this property has had a number of units planned in the past. Ms. Smith stated there have been a number of variations, but now taking smaller steps. Mr. Shakir asked how many residential units in each building. Ms. Smith stated one unit in each building. Mr. Steve Porter asked for public comment; there was none.

Mr. Steve Porter read a waiver request for §131-24.E, 24.O, 26.A & 67.C.8.a. **Ms. Tobin made a motion, seconded by Mr. Flanagan, to grant the waiver for §131-24.E, 24.O, 26.A & 67.C.8.a.** Mr. Steve Porter asked for Board comment; there was none. Mr. Steve Porter asked for public comment; there was none. **Motion unanimously carried.**

Ms. Tobin made a motion, seconded by Mr. Hartmann, to conditionally approve the Boundary Line Adjustment and two-unit Subdivision for James and Linda Digiandomenico conditionally upon the Name and Seal of an Engineer on the plans; a NHDES Shoreland approval and the approval number on the plan; Conway Village Fire District Water and Sewer approval; Conway Village Fire Chief approval; a Mylar; a performance guarantee 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 June 12, 2014. Motion unanimously carried.

OTHER BUSINESS

Skid's Corner/Lee Ann Realty Inc - §123-4.A.5 (#NA13-09): Peter Donohoe and Jesse Lyman appeared before the Board. This is a request to make ADA access/egress modifications to the building at 14 Kearsarge Road, North Conway (PID 218-99 & 100). Mr. Irving stated that he could not approve this project at the staff level because the property is already below the required 25% greenspace and this will reduce the greenspace by another 200 square feet.

Mr. Shakir asked if this is a requirement or if they just want to install to be more people friendly. Mr. Donohoe stated ramp or no ramp it would still will be reducing the greenspace as they would need a walkway to the doorway. Mr. Irving stated that a portion of the building is not ADA accessible, but grandfathered and this would make the front portion of the building ADA accessible.

Mr. Hartmann stated there is not a lot of greenspace on that site to begin with; the front of the building is right up to the sidewalk. Mr. Hartmann asked what material is being used for the ramp. Mr. Donohoe stated they have a couple of ideas and showed a picture of the brick ramp at Decades.

Mr. Steve Porter made a motion, seconded by Mr. Thibodeau, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the ADA access/egress modifications to the building 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.

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Town of Conway/Lot Merger (PID 277-139 & 140): Ms. Tobin made a motion, seconded by Mr. Flanagan, to approve the lot merger of PID 277-139 and PID 277-140 for the Town of Conway. Motion unanimously carried.

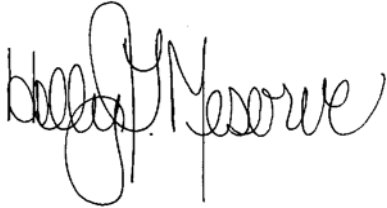
Christine Chase/Offer of Gift of Land (PID 278-16): Mr. Irving stated that the owner would like to offer the parcel as a gift of land to the Town of Conway. Mr. Irving stated that the Board of Selectmen is looking for the Planning Board's recommendation. **Ms. Tobin made a motion, seconded by Mr. Steve Porter, to recommend the Board of Selectmen accept the gift of land offered by Christine Chase. Motion unanimously carried.**

June 27th Planning Board Meeting: There being no business for the next meeting, the Board canceled the June 27, 2013 Planning Board meeting.

Committee Reports: There were no committee reports.

Meeting adjourned at 7:29 pm.

Respectfully submitted,

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

Holly Meserve
Recording Secretary