

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 26, 2013

PAGES

- | | |
|---|---|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• September 12, 2013 – Adopted as Written |
| 1 | Thomas Gerson – Two-Unit Subdivision Review (PID 267-17) File #S13-07 <ul style="list-style-type: none">• Conditionally Approved |
| 1 | Other Business <ul style="list-style-type: none">• Bellis Bennett Properties LLC - §123-4.A.5/File #NA13-10 (PID 219-38)• Committee Reports• Sign Ordinance |

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 26, 2013

A meeting of the Conway Planning Board was held on Thursday, September 26, 2013 beginning at 7:05 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Carl Thibodeau; Secretary, Martha Tobin; 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. Eric Porter, to approve the Minutes of September 12, 2013 as written. Motion unanimously carried.

THOMAS GERSON – TWO-UNIT SUBDIVISION REVIEW (PID 267-17) FILE #S13-07

Ron Briggs of Briggs Land Surveying appeared before the Board. This is an application to create two residential units at 664 Morrison Road, Center Conway. **Ms. Tobin made a motion, seconded by Mr. Eric Porter, to accept the application of Thomas Gerson for a two-unit subdivision review as complete. Motion unanimously carried.**

Mr. Shakir asked if the units could be sold separately. Mr. Briggs answered in the affirmative. Mr. Steve Porter asked if it would be able to be accessed by the Fire Department. Mr. Irving stated that it still needs approval from the local fire chief. Mr. Steve Porter asked for public comment; there was none.

Mr. Irving read a waiver request for §131-43.A. **Ms. Tobin made a motion, seconded by Mr. Shakir, to grant the waiver for §131-43.A. Motion unanimously carried.**

Ms. Tobin made a motion, seconded by Mr. Thibodeau, to conditionally approve the two unit subdivision for Thomas Gerson conditionally upon Center Conway Fire Chief approval; NHDES Subdivision approval and indicate approval number on plan; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 23, 2014. Motion unanimously carried.

OTHER BUSINESS

Bellis Bennett Properties LLC - §123-4.A.5/File #NA13-10 (PID 219-38): Christopher Bellis appeared before the Board. This is a request to construct a 39' x 41' patio and 16' x 26' deck at 80 Kearsarge Road, North Conway. Mr. Irving stated that this request exceeds the maximum greenspace reduction that he can approve; however, it still meets the greenspace requirement and tree requirements for the property. Mr. Shakir asked how much was existing. Mr. Bennett answered approximately 325 square feet. Mr. Shakir asked if the material was decking and pavers. Mr. Bennett answered in the affirmative.

**Adopted: October 10, 2013 – As Written
CONWAY PLANNING BOARD – SEPTEMBER 26, 2013**

Ms. Tobin made a motion, seconded by Mr. Eric Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of a 39' x 41' patio and 16' x 26' 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.

Committee Reports: There was none.

Sign Ordinance: Mr. Thibodeau stated that he asked the Board of Selectmen regarding a sign committee and they are in favor of it. Mr. Thibodeau stated that they would like to see two representatives from the BOS, which he and Mary Seavey have volunteered to be; two representatives from the Planning Board; and two members at-large, which Jonathan Goodwin has volunteered. Mr. Porter stated this Committee needs to be approved by the PB and PB members should oversee it. Mr. Irving asked if the vacant at-large member would be advertised. Ms. Tobin suggested Luigi Bartolomeo.

Mr. Thibodeau made a motion, seconded by Ms. Tobin, to establish a subcommittee of the Planning Board to address the sign regulations of the zoning ordinance which is to be comprised of two member of the Planning Board, two members of the Board of Selectmen with one member being the Planning Board representative, and two members at-large for a total of six people. Motion unanimously carried.

Ms. Tobin made a motion, seconded by Mr. Eric Porter, to nominate Mr. Shakir to be one of the Planning Board representatives on the committee. Motion unanimously carried.

Mr. Shakir made a motion, seconded by Ms. Tobin, to nominate Steve Hartmann to be one of the Planning Board representatives on the committee. Motion unanimously carried.

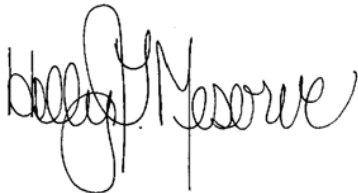
Mr. Shakir made a motion, seconded by Ms. Tobin, to accept the offer of Mary Seavey for the Board of Selectmen Representative on the Subcommittee. Motion unanimously carried.

Ms. Tobin made a motion, seconded by Mr. Steve Porter, to nominate Jonathan Goodwin as a member at-large. Motion unanimously carried.

Mr. Irving stated he would contact Luigi Bartolomeo about the at-large member vacant seat and then let the Planning Board make any decisions at the next meeting. Mr. Irving stated that the purpose of committee is to see if the Town should pursue funding and consulting services to redraft the sign ordinance.

Meeting adjourned at 7:24 pm.

Respectfully submitted,



Holly L. Meserve, Recording Secretary