

CONWAY PLANNING BOARD

MINUTES

OCTOBER 10, 2013

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CONWAY PLANNING BOARD

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OCTOBER 10, 2013

A meeting of the Conway Planning Board was held on Thursday, October 10, 2013 beginning at 7:01 pm 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; Eric Porter; Kevin Flanagan; 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 September 26, 2013 as written. Motion carried with Mr. Hartmann abstaining from voting.

BARRY PACKARD – FULL SITE PLAN REVIEW (PID 277-186) FILE #FR13-04

Ron Briggs of Briggs Land Surveying and Barry Packard appeared before the Board. This is an application to construct a 672 square foot addition to an 882 square foot garage for industrial use. **Ms. Tobin made a motion, seconded by Mr. Hartmann, to accept the application of Barry Packard for a full site plan review as complete. Motion carried with Mr. Thibodeau abstaining from voting.** Mr. Thibodeau recused himself as he is an abutter.

Mr. Hartmann asked if it was a paved drive. Mr. Irving stated that it would have a paved apron and a gravel driveway. Mr. Hartmann asked what the use would be on the lot. Mr. Packard stated that he has a tree service business and this is where he will park and service his vehicles. Mr. Steve Porter asked for public comment; there was none. Mr. Flanagan joined the Board at this time.

Mr. Irving read a waiver request for §123-20.D/§123-29.A.2, A.3 & A.4; §123-20.E; §123-20.F & §131-67.C.8.a/§123-27; §123-20.F & §131-67.C.8.f; and §123-20.G. **Mr. Hartmann made a motion, seconded by Ms. Tobin, to grant the waiver for §123-20.D/§123-29.A.2, A.3 & A.4; §123-20.E; §123-20.F & §131-67.C.8.a/§123-27; §123-20.F & §131-67.C.8.f; and §123-20.G. Motion unanimously carried.**

Ms. Tobin made a motion, seconded by Mr. Hartmann, to conditionally approve the full site plan for Barry Packard conditionally upon Town Engineer approval; Conway Village Fire District Fire Chief approval; 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 January 23, 2014. Motion unanimously carried. Mr. Thibodeau rejoined the Board at this time.

OTHER BUSINESS

Dyer Revocable Trust of 1997 - §123-4.A.5/File #NA13-11 (PID 252-8): Sherry Dyer appeared before the Board. This is a request to change the use of the site to 1,852 square feet of automobile service and 1,946 square feet of retail space at 588 Eastman Road, Conway.

Mr. Irving stated there are no proposed changes to the exterior of building. Mr. Irving stated they are here to provide protection to the property owner. Mr. Irving stated there were issues with a prior tenant and the property owner wants the use of the property on public record, as the previous tenant was using more parking than what was approved. Mr. Irving stated if it is an issue again the certificate of occupancy can be revoked for one business and not for the entire property.

Mr. Hartmann asked if the property would need any waivers; is the property compliant. Mr. Irving stated that it is in compliance today, but the previous tenant took the site out of compliance.

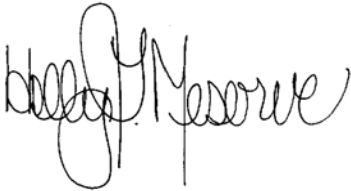
Ms. Tobin made a motion, seconded by Mr. Flanagan, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the change of use of the site to 1,852 square feet of automobile service and 1,946 square feet of retail space is not subject to a Minor or 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.

Committee Reports: There was none.

Sign Ordinance Committee: Mr. Irving stated that he extended an invitation to Luigi Bartolomeo and, although flattered, he respectfully declined to participate. After a brief discussion, the Board agreed to extend invitations to John Downing, Shawn Bergeron, Andrew Chalmers, and Michael Couture (in that order). Mr. Hartmann agreed to be a part of the Committee. 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 and make any small changes if necessary. The Board agreed. The Board tentatively set a meeting on October 24th at 7pm.

October 24, 2013 Planning Board Meeting: Ms. Tobin made a motion, seconded by Mr. Steve Porter, to cancel the meeting of October 24, 2013. Motion unanimously carried.

Meeting adjourned at 7:28 pm.



Respectfully submitted,
Holly L. Meserve, Recording Secretary