

CONWAY PLANNING BOARD

MINUTES

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CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, February 23, 2017 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Michael Fougere; Sarah Verney; Raymond Shakir; Alternate, Steven Steiner; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

ALTERNATE MEMBER

Mr. Drinkhall appointed Mr. Steiner as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of January 26, 2017 should be amended as follows: page 6, paragraph 6, line 1 should read "...there is not statutory provision ~~position~~ for another petitioned article...". **Mr. Porter made a motion, seconded by Mr. Fougere, to approve the Minutes of January 26, 2017 as amended. Motion unanimously carried.**

PUBLIC HEARING – ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD

§147.13.19 – Special Highway Corridor Overlay District: This is a proposed amendment to repeal section 147.13.19, the Special Highway Corridor Overlay District.

Mr. Drinkhall opened the public hearing at 7:00 pm. Mr. Drinkhall asked for public comment; Ken Cargill of Cooper Cargill Chant stated he is in support of the proposed amendment; he is here on behalf of Memorial Hospital, Merriman House, the Gibson Center, and Visiting Nurses. Mr. Cargill stated this change would allow for a senior day care center affiliated to the hospital.

Mr. Shakir stated that he agrees that the district does not make any sense since there is no plan to construct a bypass. Mr. Cargill stated it is an appendage that does not need to be here. Mr. Shakir stated private property owners along that corridor are being unreasonably restricted on what they can do on their own property.

Daymond Steer of the Conway Daily Sun asked what are the restrictions in general terms that would be lifted. Mr. Irving stated essentially the SHCOD limits the scale of developments; its intent was to protect views from the highway and adjacent properties to the highway. Mr. Irving stated the district limits the building footprint, it limits the building height and it limits the scale of parking lots; there are also additional greenspace and setback requirements.

Adopted: March 9, 2017 - As Written

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Mr. Steer asked if there is a lot of build out potential there. Mr. Irving stated there are currently two roads that bisect the bypass, Stark Road and Route 153; they are otherwise in the Residential Agricultural district or effected by the Wetland and Watershed Protection Overlay District. Mr. Irving stated the potential for development are those uses permitted in the Residential Agricultural District. Mr. Drinkhall closed the public hearing at 7:06 pm.

Mr. Porter made a motion, seconded by Mr. Fougere, to recommend the proposed amendment to §147.13.19, the Special Highway Corridor Overlay District to the warrant as written. Mr. Drinkhall asked for Board comment; there was none. Motion carried unanimously (6-0-0).

OTHER BUSINESS

1675 WMH, LLC – Field Change Request: Roger Williams of OVP Management appeared before the Board. This is a request to reduce the footprint and change the exterior elevation of building N at 1675 and 1699 White Mountain Highway, North Conway (PID 235-85 & 86).

Mr. Williams stated they are making the building smaller which then changed the exterior elevation; all the regulations are still met, it is strictly just an elevation change. Mr. Porter stated this is a first where someone wants to reduce a building size; it makes sense. Mr. Shakir stated this changed the elevations so they don't all look like gables; this reminds him of Adventure Suites where it has the different roof lines.

Mr. Porter made a motion, seconded by Mr. Shakir, to approve the field changes for 1675 WMH, LLC as requested. Motion unanimously carried.

Mt. Agassiz Properties, LLC/Green Mountain Riffle Barrel Co. Inc – §123-4.A.5 (File #NA17-03): Rick Sanborn appeared before the Board. This is a request to demolish a 15' x 18' shed and a 16' x 20' shed totaling 590 square feet and to install two, 8' x 20' storage containers totaling 320 square feet at 153 West Main Street, Conway (PID 277-191).

Mr. Sanborn stated there were a couple of mobile grooming shacks that belonged to a previous tenant that they would like to replace with two storage containers for shipping supplies. Mr. Sanborn stated these are temporary steel containers. Mr. Fougere asked if these are permanent temporary storage containers. Mr. Sanborn answered in the negative and stated he does not want to pay rent on them.

Mr. Porter made a motion, seconded by Mr. Fougere, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the demolition of a 15' x 18' shed and a 16' x 20' shed totaling 590 square feet and installing two, 8' x 20' storage containers totaling 320 square feet 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 carried with Mr. Steiner voting in the negative.

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Marcello Irrevocable Trust - §123-4.A.5 (File #NA17-04): This is a request to construct a 529 square foot addition to the existing building at 45 Seavey Street, North Conway (PID 218-130). There being no one in attendance to represent this request the Board agreed to put this on the next agenda.

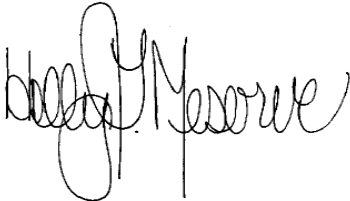
MacMillan Lane: Mr. Drinkhall stated he was surprised the Budget Committee voted on the warrant article to discontinue a town road, MacMillan Lane, since there is no dollar amount. There was a brief discussion.

Housing Coalition: Mr. Drinkhall stated there is a meeting of the Housing Coalition regarding accessory apartment on Tuesday, February 28, 2017 beginning at 6:00 pm at the North Conway Water Precinct.

North Country Council: Mr. Irving stated Lilli Gilligan, Conway Finance Director, would like the Planning Board's support to be appointed to the North Country Council. **Mr. Steiner made a motion, seconded by Mr. Fougere, to appoint Lilli Gilligan to the North Country Council. Motion unanimously carried.**

Meeting adjourned at 7:30 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is fluid and cursive, with the first name being the most prominent.

Holly L. Meserve
Recording Secretary