

CONWAY PLANNING BOARD

MINUTES

MARCH 23, 2017

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• March 9, 2017 – Adopted as Written |
| 1 | Other Business <ul style="list-style-type: none">• Ted Sares/Request for appointment as an alternate member |
| 1 | Raymond and Elizabeth Leavitt/Daniel A. Noel Revocable Trust/Santa Maria Family Trust/Angelo and Pauline Santa Maria (File #S17-03) – Boundary Line Adjustment Review (PID 259-21, 24, 25 & 26) <ul style="list-style-type: none">• Conditionally Approved |
| 2 | Public Hearing – Tree Removal on a Scenic Road – RSA 231:158 |
| 2 | Other Business Continued <ul style="list-style-type: none">• Fedem, LLC/Twombly’s Market – §123-4.A.5 (File #NA17-06)• James Lyons and Robert Lenzi – §123-4.A.5 (File #NA17-05)• Michael and Cathryn Pallon/Timothy and Jennifer Byars – Lot Merger (PID 299-113, 114 & 116) |

CONWAY PLANNING BOARD

MINUTES

MARCH 23, 2017

A meeting of the Conway Planning Board was held on Thursday, March 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; Vice Chair, Steven Hartmann; Secretary, Kevin Flanagan; Sarah Verney; Michael Fougere; Raymond Shakir; Alternate, Steven Steiner; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Shakir made a motion, seconded by Mr. Hartmann, to approve the Minutes of March 9, 2017 as written. Motion carried with Ms. Verney abstaining from voting.

OTHER BUSINESS

Ted Sares/Request for appointment as an alternate member: Ted Sares was in attendance. **Mr. Hartmann made a motion, seconded by Mr. Fougere, to appoint Ted Sares as an alternate for one-year term, until April 10, 2018. Motion unanimously carried.**

**RAYMOND AND ELIZABETH LEAVITT/DANIEL A. NOEL REVOCABLE TRUST/
SANTA MARIA FAMILY TRUST/ANGELO AND PAULINE SANTA MARIA (FILE
#S17-03) – BOUNDARY LINE ADJUSTMENT (PID 259-21, 24, 25 & 26)**

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to convey 1.54 acres to PID 259-21 (Leavitt) from PID 259-24 (Noel); to convey 6.11 acres to PID 259-25 (Santa Maria Family Trust) from PID 259-24 (Noel); and to convey 2.15 acres to PID 259-25 (Santa Maria Family Trust) from PID 259-26 (Santa Maria) at 2092, 2262 & 2304 East Main Street, Center Conway.

Mr. Hartmann made a motion, seconded by Mr. Flanagan, to accept the application of Raymond and Elizabeth Leavitt/Daniel A. Noel Revocable Trust/Santa Maria Family Trust/Angelo and Pauline Santa Maria for a boundary line adjustment review as complete. Motion unanimously carried.

Mr. Smith reviewed the project. Mr. Hartmann asked the reason for the boundary line adjustments. Mr. Smith stated it puts a buffer between potential neighbors and makes one of the lots large enough to put in current use. Mr. Drinkhall asked for public comment; there was none.

Mr. Irving read a waiver request for §131-37.1.A. **Mr. Fougere made a motion, seconded by Mr. Flanagan, to grant the waiver request for §131-37.1.A.** Mr. Smith stated the trees along the street are mostly white pine. Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Fougere made a motion, seconded by Mr. Porter, to conditionally approve the Boundary Line Adjustment for Raymond and Elizabeth Leavitt/Daniel A. Noel Revocable Trust/Santa Maria Family Trust/Angelo and Pauline Santa Maria conditionally upon Center Conway Fire Chief approval; Conway Police Chief approval; a NHDOT Driveway Permit for PID 259-24; revising the private railroad crossing notes on railroad right-of-way; revising the right-of-way note on PID 259-24; revising the 15-foot road right-of-way line note on PID 259-24; submitting Test Pit and Percolation Test Data and Date on PID 259-24; the metal storage container and the box trailer need to be removed from PID 259-24 prior to final approval; submitting four copies of revised plans with original signatures; 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 expires on June 22, 2017. Motion unanimously carried.

PUBLIC HEARING – TREE REMOVAL ON A SCENIC ROAD – RSA 231:158

Jon Lamphere of Lewis Tree Service for Eversource was in attendance. This is a public hearing for the removal of trees along a designated scenic road, Davis Hill Road, to facilitate utility services. Mr. Irving stated this was to be posted in the newspaper twice and it was not; the public hearing will need to be continued. **Mr. Hartmann made a motion, seconded by Mr. Porter, to continue the public hearing until April 13, 2017. Motion unanimously carried.**

OTHER BUSINESS CONTINUED

Fedem, LLC/ Twombly's Market – §123-4.A.5 (File #NA17-06): Greg Fecteau appeared before the Board. This is a request to construct a 36' x 28' two-story addition to expand the kitchen and add a caretaker's residence at 649 East Conway Road (PID 253-39). Mr. Irving stated they don't need any waivers; however, it exceeds the 100 square feet that he is authorized to approve. Mr. Hartmann stated this does not create any additional waivers. Mr. Irving stated that is correct, it was purely the square footage as to why he could not approve this administratively.

Ms. Verney made a motion, seconded by Mr. Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of a 36' x 28' two-story addition to expand the kitchen and add a caretaker's residence 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.

James Lyons and Robert Lenzi - §123-4.A.5 (File #NA17-05): Ron Briggs of Briggs Land Surveying appeared before the Board. This is a request to replace two, single-family cabins that were destroyed by fire with a duplex at 641 White Mountain Highway, Conway (PID 262-76). Mr. Briggs stated the cabins have been there since 1945; and they have been hooked up to town sewer.

Mr. Hartmann asked if this project would require any waivers. Mr. Irving answered in the negative and stated they meet setback and greenspace requirements and there is no additional parking required.

Mr. Flanagan 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 replacement of two, single-family cabins that were destroyed by fire with a duplex 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.

Michael and Cathryn Pallon/Timothy and Jennifer Byars – Lot Merger (PID 299-113, 114 & 116): Mr. Shakir made a motion, seconded by Ms. Verney, to approve the lot merger for Michael and Cathryn Pallon and Timothy and Jennifer Byars. Motion unanimously carried.

Meeting adjourned at 7:24 pm.

Respectfully Submitted,



Holly L. Meserve
Recording Secretary



P.O. Box 330
Manchester, NH 03105

RECEIVED

MAR 01 2017

TOWN OF CONWAY

Planning Board
Town of Conway
1634 East Main Street
Center Conway, NH 03813

Dear Planning Board Members:

This letter is to inform the Town of Conway that Eversource is planning remove trees adjacent to and beneath some of its power lines within the town. This work is necessary to insure the safe distribution of power and to improve the reliability of electric service for our customers

According to Eversource records, Davis Hill Rd. has been designated as a scenic road by the Town. Please consider this letter a request from Eversource for a public hearing for the removal of trees along this road within the proposed work area pursuant to RSA 231:158. Please inform this office of the time and place of said meeting so that we may have a representative present. A map highlighting the area where the trees are to be removed is enclosed. A list of "risk" trees identified for removal by Eversource has been included. All trees are marked with a blue and white ribbon.

All work will be performed in accordance with accepted arboricultural standards. Eversource has contracted with Lewis Tree Service to perform the actual clearing of trees. Eversource requires that our clearing contractor contact each landowner where trees are to be removed prior to commencement of work on that property. Individual concerns will be addressed at this time.

All brush and limbs cut on roadside locations will be chipped. In wooded, undeveloped locations, these chips may be dispersed into the woods taking care not to allow chips to accumulate in piles or in ditches. Near developed land, the chips will be blown into a truck and disposed of off site. The chips make good mulch and are often given to nearby property owners for landscaping purposes. If a central dumping location could be arranged, Eversource would be happy to make any unclaimed chips available to the Town at no cost. All wood will be left on site unless otherwise directed by the landowner.

Work is scheduled to begin in the near future.



P.O. Box 330
Manchester, NH 03105

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TOWN OF CONWAY

If you have any questions or comments, please feel free to contact me at the above address, by telephone at 603-634-3469 or by e-mail at Robert.Berner@Eversource.com.

Thank you for your concern and assistance.

Respectfully,

A handwritten signature in black ink that reads "Robert J. Berner". The signature is fluid and cursive, with a large initial "R" and "B".

Robert J. Berner
Eastern Region Arborist
Eversource

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MAR 01 2017

TOWN OF CONWAY

Circuit 333X

Hazard Trees Circuit 333x

Conway, NH

Scenic Road- Davis Hill Rd.

Removal 8"	558A/25	558A/24	639DavisHillRd	Conway	NH	Dying Maple	1/25/2017 X
Removal 16"	558A/24	558A/23	639DavisHillRd	Conway	NH	Dying Maple	1/25/2017 X
Removal 20"	558A/23	558A/22	639DavisHillRd	Conway	NH	Dead Maple	1/25/2017 X
Removal 16"	558A/22	558A/21	639DavisHillRd	Conway	NH	Oakclosesowires: Needs Cover	1/25/2017 X
Removal 16"	558A/22	558A/21	639DavisHillRd	Conway	NH	Oak Dying	1/25/2017 X
Removal 22"	5558A/16	558A/15	751DavisHillRd	Conway	NH	Pine Dying	1/25/2017 ntc
Removal 36"+	558A/16	558A15	751DavisHillRd	Conway	NH	Maple	1/25/2017 ntc
Removal 20"	558A/12	558A/11	827DavisHillRd	Conway	NH	Oak Leaning	1/25/2017 X
Removal 22"	558A/11	558A/11-1	846DavisHillRd	Conway	NH	Pine Dying	1/25/2017
Removal 25"	558A/11	558A/11-1	846DavisHillRd	Conway	Nh	Pine Dying	1/25/2017
Removal 20"	558A/3	558A/2	DavisHillRd	Conway	NH	Hemlock Dead	1/25/2017 X
Removal 18"	558A/3	558A/2	DavisHillRd	Conway	NH	Maple Dead	1/25/2017 X
Removal 8"	558A/3	558A/2	DavisHillRd	Conway	NH	Maple Dying	1/25/2017 X
Removal 10"	558A/1	558A/2	DavisHillRd	Conway	NH	Maple	1/26/2017 X
Removal 8"	558A/1	558/2	DavisHillRd	Conway	NH	Maple	X
Removal 16"	558A/1	558A/2	DavisHillRd	Conway	NH	Maple	1/26/2017 X
Removal 10"	Approved	558/5	DavisHillRd	Conway	NH	Ash	1/27/2017 X
Removal 10"	Approved	558/5	DavisHillRd	Conway	NH	Ash	1/27/2017 X
Removal 13"	Approved	558/6	DavisHillRd	Conway	NH	Ash	1/27/2017 X
Removal 8"	Approved	558/6	DavisHillRd	Conway	NH	Pine	1/27/2017 X
Removal 14"	Approved	558/6	DavisHillRd	Conway	NH	Pine Dead	1/27/2017 X

