

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 8, 2018

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• January 25, 2018 – Adopted as Written |
| 1 | James and Linda Digiandomenico – 2-Lot Subdivision Review (PID 262-64) File #S18-03 <ul style="list-style-type: none">• Continued/Deferred until March 8, 2018 |
| 2 | Darrell and Nancy Keaten and Dawn Canales – Boundary Line Adjustment Review (PID 241-6 & 7) File #S18-04 <ul style="list-style-type: none">• Conditionally Approved |
| 2 | Other Business <ul style="list-style-type: none">• Tom Fadden (File #NA18-01) – §110-4.A.(5)• Mt. Washington Valley Housing Coalition |

CONWAY PLANNING BOARD

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FEBRUARY 8, 2018

A meeting of the Conway Planning Board was held on Thursday, February 8, 2018 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Acting Chair, Michael Fougere; Selectmen's Representative, Steven Porter; Steven Hartmann; Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Hartmann made a motion, seconded by Mr. Shakir, to approve the Minutes of January 25, 2018 as written. Motion carried with Mr. Hartmann abstaining from voting.

JAMES AND LINDA DIGIANDOMENICO – 2-LOT SUBDIVISION REVIEW (PID 262-64) FILE #S18-03

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 21.22 acres into two-lots of 19.26-acres and 1.96-acres at 600 White Mountain Highway, Conway.

Mr. Smith reviewed the application. Mr. Irving stated there might be an issue with road frontage and it needs to be confirmed that the applicant has access privileges. Mr. Irving stated he would recommend the Board accept the application as sufficiently complete and then defer the application to the March 8, 2018 Planning Board meeting. **Mr. Porter made a motion, seconded by Mr. Shakir, to accept the application of James and Linda Digiandomenico for a 2-lot subdivision review as sufficiently complete. Motion carried unanimously.**

Mr. Fougere asked for Board comment; Mr. Shakir asked what is the frontage problem. Mr. Irving stated we are not sure if the applicant has access privileges along that road. Mr. Hartmann stated the Eastern Slope Campground road is not a public road. Mr. Irving stated that is correct, and it is not constructed to town specifications.

Mr. Fougere asked for public comment; Ed Alkalay of Alkalay & Smillie stated he was attending the meeting this evening representing abutter Jonathan McInernery. Thomas McInernery indicated that Jonathan McInernery was his son and asked to review the plan. Mr. McInernery stated that he does not see the access for the back lot.

Mr. Porter made a motion, seconded by Mr. Hartmann, to continue the public hearing until March 8, 2018. Motion unanimously carried. Mr. Shakir made a motion, seconded by Mr. Porter, to defer further consideration of this application until March 8, 2018. Motion unanimously carried.

**DARRELL AND NANCY KEATEN AND DAWN CANALES – BOUNDARY LINE
ADJUSTMENT REVIEW (PID 241-6 & 7) FILE #S18-04**

Dawn Canales and Mike Simino appeared before the Board. This is an application to convey 0.77 of an acre to PID 241-7 (Canales) from PID 241-6 (Keaten) at 2594 and 2606 East Conway Road, Center Conway. **Mr. Shakir made a motion, seconded by Mr. Hartmann, to accept the application of Darrell and Nancy Keaten and Dawn Canales for a Boundary Line Adjustment review as complete. Motion unanimously carried.**

Mr. **Fougere** ~~Drinkhall~~ asked for Board comment; there was none.

Mr. Irving read the waiver requests for §130-23.D., 24.B., & 24.E. and §130-36.A. **Mr. Shakir made a motion, seconded by Mr. Hartmann, to grant the waiver requests for §130-23.D., 24.B., & 24.E. and §130-36.A.** Mr. Fougere asked for Board comment; there was none. **Motion unanimously carried.**

Mr. **Fougere** ~~Drinkhall~~ asked for public comment; there was none.

Mr. Hartmann made a motion, seconded by Mr. Shakir, to conditionally approve the boundary line adjustment for Darrell and Nancy Keaten and Dawn Canales conditionally upon East Conway Fire Chief Approval; updating the Waivers Granted table on the plan as necessary; submitting four copies of revised plans with original stamps and signatures; submitting a Mylar for recording; submitting a performance guarantee for street trees and setting of monuments; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on May 10, 2018. Motion carried unanimously.

OTHER BUSINESS

Tom Fadden (File #NA18-01) – §110-4.A.(5): This is a request to construct a 699 square foot enclosed structure with adjacent 375 square foot concrete pad for fueling station at 670 East Conway Road, Center Conway (PID 253-12). Mr. Hartmann asked if they submitted any exterior elevations. Mr. Irving stated this lot is located in the Industrial District and the architecture regulations are not applicable.

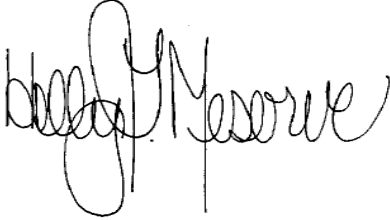
Mr. Porter made a motion, seconded by Mr. Shakir, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction of a 699 square foot enclosed structure with adjacent 375 square foot concrete pad is not subject to a Minor or Full Site 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. Hartmann voting in the negative.

Mt. Washington Valley Housing Coalition: Mr. Irving stated they are gathering more information on another parcel and would like to come to the Board once they have more information.

**Adopted: February 22, 2018 – As Amended
CONWAY PLANNING BOARD – FEBRUARY 8, 2018**

Meeting adjourned at 7:32 pm.

Respectfully submitted,

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

Holly L. Meserve
Recording Secretary