

**CONWAY PLANNING BOARD**

**MINUTES**

**AUGUST 27, 2020**

**PAGES**

- |   |   |
|---|---|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none"><li>• August 13, 2020 – Adopted as Written</li></ul>   |
| 1 | Stephen and Olga Morrill/Bradford and Margaret Morrill/<br>Bruce Morrill/Gary and Caroline Follmer/GSSG New<br>Hampshire, LLC (PID 260-58) – Concurrent Site Plan and<br>2-Unit Subdivision Review (File #FR20-08 & #S20-11) <ul style="list-style-type: none"><li>• Conditionally Approved</li></ul> |
| 2 | James and Linda DiGiandomenico (PID 262-64.1) – 2-Lot<br>Subdivision Review (File #S20-12) <ul style="list-style-type: none"><li>• Conditionally Approved</li></ul>   |

Other Business

**Adopted: September 10, 2020 – Adopted as Written**

**CONWAY PLANNING BOARD**

**MINUTES**

**AUGUST 27, 2020**

A meeting of the Conway Planning Board was held on Thursday, August 27, 2020 beginning at 7:01 pm at the Conway Village Fire Station, 97 Main Street, Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Benjamin Colbath; Bill Barbin; Ailie Byers; Earl Sires; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Ms. Byers made a motion, seconded by Mr. Sires, to approve the Minutes of August 13, 2020 as written. Motion carried unanimously.**

**STEPHEN AND OLGA MORRILL/BRADFORD AND MARGARET MORRILL/BRUCE MORRILL/GARY AND CAROLINE FOLLMER/GSSG NEW HAMPSHIRE, LLC (PID 260-58) – CONCURRENT SITE PLAN REVIEW AND 2-UNIT SUBDIVISION REVIEW (FILE #FR20-08 & #S20-11)**

Adam Sandahl of CMA Engineers and Michael Redding of GSSG New Hampshire, LLC appeared before the Board. Steve Morrill was in attendance. Mr. Colbath joined the meeting at this time. This is an application to install 1MW solar array and create a two-unit subdivision.

**Mr. Colbath made a motion, seconded by Ms. Byers, to accept the application of Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/GSSG New Hampshire, LLC for a concurrent site plan and 2-unit subdivision review as complete. Motion carried unanimously.**

Mr. Sandahl reviewed the plans. Mr. Irving stated this also creates two lease units; one for the wireless communications tower and one for the solar array. Mr. Hartmann asked for Board comment; Mr. Sires asked does the snow slop off the panels automatically. Mr. Sandahl answered in the affirmative and stated if snow builds up and blocks the panels the snow will be removed.

Mr. Sires asked what summertime maintenance consists of. Mr. Sandahl stated summertime maintenance is mowing of the grass and any other maintenance that needs to be taken care of. Ms. Byers asked if the solar array was 1,000-foot straight line from Route 302. Mr. Sandahl answered in the affirmative. Mr. Hartmann asked for public comment; there was none.

Mr. Sandahl read the waiver requests for §110-6.A, greenspace calculations; §110-6.A, large trees identified; §110-6.B.(2); §110-6.B.(4)/§130-23.B., C. & E; §110-20.E/§130-66.C.(8); §110-21; and §110-29/§130-36.A.

**Mr. Colbath made a motion, seconded by Ms. Byers, to accept the waiver requests for §110-6.A, greenspace calculations; §110-6.A, large trees identified; §110-6.B.(2); §110-6.B.(4)/§130-23.B., C. & E; §110-20.E/§130-66.C.(8); §110-21; and §110-29/§130-36.A. Mr. Hartmann asked for Board comment; there was none. Motion carried unanimously.**

**Adopted: September 10, 2020 – Adopted as Written  
CONWAY PLANNING BOARD – AUGUST 27, 2020**

Ms. Byers made a motion, seconded by Mr. Colbath, to conditionally approve the concurrent site plan and 2-unit subdivision for Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/GSSG New Hampshire, LLC conditionally upon Town Engineer approval; NHDES Alteration of Terrain permit and indicating permit number on plan; revising waivers granted table on plan as necessary; payment of any supplemental review fees; submitting four copies [three to remain with the Town] of revised plans with original stamps and signatures; submitting a Mylar for recording; submitting \$600 for inspections fees to be held in escrow; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 26, 2021. Motion carried unanimously.

**JAMES AND LINDA DIGIANDOMENICO (PID 262-64.1) – 2-LOT SUBDIVISION REVIEW  
(FILE #S20-12)**

Jim Rines of White Mountain Survey and Engineering appeared before the Board. This is an application to subdivide ±1.96 acres into two-lots of 1.46 acres and 0.50 acres. **Ms. Byers made a motion, seconded by Mr. Colbath, to accept the application of James and Linda DigiAndomenico for a 2-lot subdivision review as complete. Motion carried unanimously.**

Mr. Rines reviewed the plans. Mr. Hartmann asked for Board comment; there was none. Mr. Hartmann asked for public comment; there was none.

Mr. Rines read a waiver request for §130-36.A. **Mr. Colbath made a motion, seconded by Mr. Hartmann, to accept the waiver request for §130-36.A.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

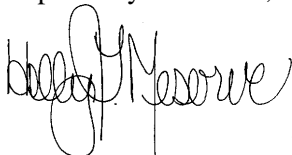
**Mr. Colbath made a motion, seconded by Ms. Byers, to conditionally approve the 2-lot subdivision for James and Linda DiGiandomenico conditionally upon Town Engineer approval; Conway Village Fire District water and sewer approval; NHDOT Driveway Permit and indicating permit number on plan; providing driveway design details with a paved apron of not less than 15-feet serving proposed lot 2 off Old Farm Road; providing driveway design details with a paved apron of not less than 15-foot serving proposed lot 1 off Route 16; adding a note to the plan that a driveway permit and/or construction permit shall be required prior to further development or issuance of a building permit for either proposed lot 1 or proposed lot 2; adding CCRD Book and Page to plan for utility easements across PID 262-64.1 benefitting proposed lot C2; payment of any supplemental review fees; submitting four copies [three to remain with the Town] of revised plans with original stamps and signatures; submitting a Mylar for recording; submitting a check for \$25 made payable to Carroll County Registry of Deeds for the LCHIP fee; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on November 12, 2020. Motion carried unanimously.**

**OTHER BUSINESS**

There was no other business.

Meeting adjourned at 7:28 pm.

Respectfully submitted,



Holly L. Meserve, Planning Assistant