

**MINUTES OF MEETING
CONWAY CONSERVATION COMMISSION
February 8, 2012**

The January 11, 2012 meeting of the Conway Conservation Commission convened at 6:30 p.m. at the Whitaker Homesite in North Conway, NH. Members present were: Paul Pinkham (Chair), Carol Lyman, Rob Adair, Larry Huemmler and C. David Weathers (Selectmen's Representative).

Dan Lucy joined the meeting at 6:45 p.m.

APPROVAL OF MINUTES 1/11/12

Motion was made by Mr. Pinkham, seconded by Ms Lyman, that the Minutes of the 1/11/12 meeting be approved as circulated. The motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

REPORTS

Don Johnson/FLI – Mr. Johnson was not present and no report was given.

Wink Lees /TNC – Mr. Lees was not present and no report was given.

Treasurer's Report/Carol Lyman – Ms. Lyman advised there was nothing new to report.

Selectmen's Report/David Weathers – Mr. Weathers advised another meeting was held recently regarding access at First River Bridge. Nothing has been agreed upon at all as far as the Board is concerned. Mr. Weathers advised he specifically asked the vendors if they had contacted the abutters and they advised they have not. Mr. Sires is also going to contact David Bernier at the North Conway Water Precinct regarding information the vendors supplied regarding ruling out the left side use. He and Mr. Sires would like to find out why the North Conway Water Precinct will not allow use of the left side. Also, they would like to see if the Precinct would go along with allowing the use if it was at the vendors expense. There is also a problem with the beach area in that it is only 30-35 feet wide. Mr. Pinkham stated he thinks that with a permit from the NHDES, they may be able to expand upon the left side if they decided to use that. Mr. Adair questioned if this was on the northeast side and Mr. Weathers responded in the affirmative.

Mr. Weathers next reviewed the need to expand parking, etc, at this location if the vendors continue to use this area. He is not in favor of this and he is in hopes they will work out an arrangement with the North Conway Water Precinct to use the other side. Mr. Weathers stated he also feels the vendors need to hire a policeman during the busy times of year, July and August. There was brief discussion.

Mr. Weathers next advised there is not another meeting of the committee scheduled at this time.

Mr. Huemmler stated the North Conway Water Precinct is absolutely opposed to letting them use their property due to the wells, etc. Mr. Huemmler advised that one of the vendors contacted Joe Berry regarding using his property but didn't get a clear answer from him yet.

Member Roundtable - There was no discussion under this agenda item.

OTHER BUSINESS

Budget – There was no discussion under this agenda item.

Conservation Easements – Mr. Pinkham advised that work has started with regard to conservation easements with Linda of Upper Saco Valley Land Trust.

Saco River Committee – There was no discussion under this agenda item.

Membership – Mr. Pinkham notes the Conservation Commission is lacking one member at this time.

Whitaker Trail Plan – Mr. Pinkham and Mr. Adair briefly discussed finding out user needs and our own forestry needs.

Whitaker Video – There was no discussion on this agenda item.

Wetland Applications – It was reported that a notice was received from the NHDES asking for 5 or 6 items regarding the Lucy property. The NHDES advised they need more information.

North Conway Community Center – Mr. Weathers advised the North Conway Community Center has been before the Board of Selectmen twice to discuss a proposed land swap. Mr. Weathers explained the access road coming from the side south of Norcross Circle is co-owned by the Town of Conway and the North Conway Community Center and they are asking the Town to give them total ownership. Mr. Sires advised the Board of Selectmen have asked for, but have yet to receive, any type of final design for the proposed building, i.e., how tall it will be, etc. The Board of Selectmen did make inquiry as to whether this building was going to have public access for restrooms and they said they will be rehabbing the two bathrooms that are in the current building and will also have one male and one female restroom in the new addition. They will only be open when the Community Center is open. There will also be another access to the building coming off of the playground. Mr. Weathers next advised the Board of Selectmen also stated that if we do do any land swap the Town would like to reserve the right to put in additional toilets in the future. Mr. Weathers next discussed the greenspace area of the proposed land swap area. Mr. Weathers next advised that comments were made at the Selectmen's meeting that it may be better to put the new building on the south end of the lot. Mr. Weathers next distributed a drawing of the proposed lot and building and reviewed same with the Commission. Mr. Weathers commented that if the building was moved to the south end from where they are proposing to put the building it wouldn't interfere with the viewscape as much. Mr. Weathers next reviewed this addition is for a big gymnasium. Mr. Weathers stated if they have to have this then why not put it against the tree line by the access road to the Mud Bowl so it doesn't interfere with views.

Mr. Weathers next stated this matter is before the Commission to give an opinion on the land swap. Mr. Weathers pointed out if we do this landswap, we will lose greenspace. Further, if this does happen he would like to see that we put into the deed future toilet facilities. Mr. Weathers stated this Commission needs to either give a recommendation or a reason why they would not recommend same and forward this to the Board of Selectmen.

Mr. Adair stated the first thing that comes to mind is –what is the benefit to the Town. Mr. Weathers stated he sees no benefit. Mr. Adair stated it seems to him we are giving away potentially valuable space and he doesn't see any reason to support it at this time. Mr. Adair further added he can see the Community Center does do great things however and is valuable to the community; however, the town should give up the land.

There was next brief discussion on the greenspace. Mr. Weathers advised if the land swap doesn't go through, they may still be able to build the building but they will have to turn the building.

Burr Phillips of Civil Solutions, LLC, joined the meeting at 6:57 pm. Conservation Commission member Dan Lucy joined the meeting at 6:58 p.m.

Ms. Lyman questioned if anyone has talked yet about Harvey Gibson's horse, who is buried behind the Community Center. Mr. Phillips advised he understood that the horse was buried near the trees.

Ryan Sommer, Director of the North Conway Community Center, joined the meeting at 7:01 p.m.

Mr. Phillips next reviewed a diagram of the plan with the Commission. Mr. Phillip advised they can't put the proposed building in the set back and they want the boundary line adjustment so they can keep things basically where they are now.

Mr. Pinkham stated he feels there is no benefit to the Town to do this boundary line adjustment. Mr. Adair stated he thought the town owned the road. Mr. Phillips stated the town and the North Conway Community Center both own the land. The North Conway Community Center does gain because they get the land. From a community perspective he feels this should be done to keep the proposed building further back on the lot. If the boundary line adjustment is not granted they could slide the building forward.

Mr. Phillips stated he feels the Board of Selectmen is okay with the boundary line adjustment but have to go through the process. Mr. Weathers (Selectmen's representative to the Conservation Commission) disagreed with this statement.

Mr. Phillips next reviewed the height for the buildings. The present building is 28 feet tall and the proposed building is 38 feet at the peak. It is another 10 feet taller than the original building.

Mr. Pinkham stated we could look at the land swap as maintaining a reasonable space between the building and Route 16.

Mr. Phillips stated the other side of the lot is the best location for view reasons but where they want to put the proposed building there is not much view and he feels this will not be in the way of any views. He doesn't feel it is an obtrusive view. Mr. Phillips next advised the architect is putting together drawings of this now.

Ms. Lyman questioned what the building addition would contain. Mr. Sommer stated it will have a basketball court, media room, conference room, commercial kitchen and bathrooms. There will be two bathrooms in the existing building and two in the new building.

There was next a discussion concerning restrooms. Ryan Sommer advised the Community Center will be open from 7:30 am to 8:00 pm and restrooms will be available to the public during those

times. Mr. Huemmler questioned if we need public restrooms after 8:00 pm and pointed out there are portable toilets there are well.

There was further brief review and discussion regarding the proposed placement of the building and the reason for the request for the boundary line adjustment. Mr. Sommer stated if the request is not granted they will have to slide the proposed addition forward and the building would be smaller.

Mr. Weathers questioned why they are keeping the old building. Mr. Sommers stated the present building is not adequate for their needs and he would not be opposed to tearing it down; however, the North Conway Community Center board members, who have a lot of memories in the building, have an issue with tearing it down. When people walk through the doors they like the nostalgia. Ms. Lyman stated she is a nostalgic person as well but there is a point when practicality plays a part. Mr. Sommer agreed it would be cheaper also to tear the old building down.

Mr. Huemmler questioned how this lot became co-owned. Mr. Sommer stated he believes it was from the Railroad Company.

Mr. Adair moved, seconded by Mr. Lucy, that we recommend to approve the proposed boundary line adjustment. There was brief discussion on whether the motion should be amended to state this is contingent on restrooms. Mr. Pinkham pointed out this is not the business of the Conservation Commission. Mr. Adair advised he would keep the motion as stated. Ms. Lyman stated she would like the issue of where the horse is buried looked at further and she felt this was important. Mr. Sommer stated the horse is buried over by the basketball court, near a pine tree, and they would not touch that area at all and the horse will not be dug up. **The motion carried 4-0-2 with Messrs. Huemmler, Adair, Lucy and Pinkham voting in the affirmative and Mr. Weathers and Ms. Lyman abstaining.**

Mr. Weathers questioned when the Community Center will be meeting with the Planning Board. Mr. Phillips advised they will be appearing at the next scheduled Planning Board meeting.

NEXT MEETING

It was agreed the next meeting is scheduled for March 14, 2012.

ADJOURN

At 7:35 pm, **Ms. Lyman moved, seconded by Mr. Adair, to adjourn the meeting. The motion carried unanimously.**

Respectfully submitted,

Karen J Hallowell
Recording Secretary