

CONWAY PLANNING BOARD

MINUTES

JULY 8, 1999

A meeting of the Conway Planning Board was held on Thursday, July 8, 1999, beginning at 7:04 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Catherine Woodall; Selectmen's Representative, Gary Webster; Vice Chair, Sheila Duane; Arthur Bergmann; Stacy Sand; Town Planner, Dawn Emerson; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Duane made a motion, seconded by Mr. Webster, to continue the Minutes of June 17, 1999, until July 15, 1999. Motion unanimously carried.

**PEARL GOLDBERG TRUST - FULL SITE PLAN REVIEW CONTINUED (MAP 66, PARCEL 2)
FILE #FR99-08**

Ryan Burke of H.E.B. Civil Engineers appeared before the Board. Ms. Woodall stated that the only issue the Board was going to discuss this evening was the extension of the granite curbing. Mr. Burke agreed and stated that if the granite curbing is extended he does not know if access to abutting property would be easy. Ms. Duane stated that in order to turn into the abutting property you would have to come to a complete stop on Route 16. Ms. Sand agreed to not extending the granite curbing as long as the applicant agrees to the curb cut being on their property.

Ms. Woodall stated that she does not see a problem with extending the curbing. Ms. Woodall stated that the Board allowed Joe Berry/Eastern Slope Inn Associates [Map 19, Parcel 18B] to have a nineteen (19) foot driveway entrance. Mr. Burke stated that extending the curbing would be unsafe because you would have to come to a complete stop on Route 16. Ms. Sand stated that it would also effect the abutting property. Ms. Emerson stated that extending the curbing is not a requirement, but a suggestion by Town Engineer, Paul DegliAngeli.

Ms. Sand made a motion, seconded by Ms. Duane, to not require the extension of the granite curbing. Motion carried with Ms. Woodall and Mr. Bergmann voting in the negative. Ms. Duane made a motion, seconded by Ms. Sand, to continue the Full Site Plan Review for Pearl Goldberg Trust until August 5, 1999. Motion unanimously carried.

CHANGE-OF-USE DISCUSSION

Mr. Webster stated that it was accepted by the Board of Selectmen that Chapter 123 should be discussed and rewritten and when finished, Chapter 88 will be discussed. Mr. Bergmann asked why. Mr. Webster stated that according to Town Counsel, Peter Hastings, most projects should be going to the Planning Board. Mr. Bergmann asked why either chapter needed to be revised. Mr. Webster stated that Mr. Hastings recommended that each chapter should be clarified. Mr. Webster stated that he could ask Mr. Hastings to attend a Planning Board meeting and discuss it with the Board.

Mr. Webster stated that there are four (4) major issues when reviewing an application; parking, lighting, landscaping, and architectural design. Mr. Webster stated that town staff felt that you cannot do anything about parking in the village and staff issued the permit. Mr. Webster stated that staff felt parking would be waived anyway. Ms. Woodall stated that it is against the law. Mr. Webster agreed and stated that Mr. Hastings has suggested that the gray areas be taken out of the ordinances. Ms. Emerson stated that if use is more intense and the site does not conform to current regulations then it needs to go before the Planning Board. Ms. Emerson asked if that interpretation is correct. Ms. Woodall answered in the affirmative and

Adopted: August 5, 1999 - As Amended
CONWAY PLANNING BOARD - JULY 8, 1999

stated that the Board is trying to bring the site into as much conformity as possible. Ms. Woodall stated that she does not see a problem with the way it is written now. Mr. Webster stated that he will share the Board of Selectmen's minutes with the Planning Board once he receives them.

Mr. Bergmann read "Staff Review" on page 3 of the Site Plan Regulations. Mr. Webster asked if the Planning Board has designated, under RSA, the Town Planner. After a brief discussion, the Board suggested that the Town Planners job description be changed to include the review of all multi-family and commercial building permits as well as add it into Chapter 123. It was suggested that "Town staff" in Chapter 123 be changed to "Town Planner". Mr. Webster, Ms. Woodall and Mr. Bergmann agreed to change to Town Planner. Ms. Sand and Ms. Duane agreed that it should be changed to "Town Planner or designee". Mr. Bergmann stated that whoever replaces the Town Planner would be the acting designee.

Mr. Bergmann made a motion, seconded by Mr. Webster, to write a letter to Town Manager, Jim Somerville, that all building permits, according to Chapter 123-4, be reviewed by the Town Planner be added to the job description of the Town Planner. Motion unanimously carried.

Meeting adjourned at 10:00 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary