

CONWAY PLANNING BOARD

MINUTES

JULY 12, 2001

A meeting of the Conway Planning Board was held on Thursday, July 12, 2001 beginning at 7:06 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Acting Chair, Martin Frank; Selectmen's Representative, Gary Webster; Secretary, Conrad Briggs; Robert Drinkhall; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Mr. Glynn, to approve the Minutes of June 28, 2001 as written. Motion unanimously carried.

MARIE ODILE MEUNIER BOUCHARD AND DAVID KARL – BOUNDARY LINE ADJUSTMENT (TAX MAP 234/235, PARCEL 76, 77 & 78/30) FILE #S01-

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Allen reviewed the proposed project with the Board. **Mr. Webster made a motion, seconded by Mr. Drinkhall, to accept the application of Marie Odile Meunier Bouchard and David Karl for a boundary line adjustment as complete. Motion unanimously carried.**

Mr. Irving reviewed the staff report. Mr. Frank read the requirements to grant a waiver. Mr. Frank read the waiver requests for Articles 131-24.C. & 25.C., 131-24.E., 131-24.K, 131-24.L and 131-24.N. Mr. Irving stated that reference to "septic systems" should be removed from the waiver request. The Board and the applicant agreed.

Mr. Frank read the waiver requests for Articles 131-24.O. and 131-24.T., U., & V. Mr. Irving stated that reference to "septic systems" should be removed from the waiver request. The Board and the applicant agreed. Mr. Frank asked if there were any public comment; there was none. Mr. Frank asked if there were any questions or concerns from the Board; there were none.

Mr. Webster made a motion, seconded by Mr. Glynn, to approve the waiver requests for Articles 131-24.C. & 25.C., 131-24.E., 131-24.K, 131-24.L, 31-24.N, 131-24.O, and 131-24.T., U., & V. Motion unanimously carried.

Mr. Webster made a motion, seconded by Mr. Glynn, to conditionally approve the Boundary Line Adjustment for Marie Odile Meunier Bouchard and David Karl conditionally upon adding the granted waivers to the plans; labeling the building setbacks on the plans; when the conditions have been met, the plans can be signed

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out-of-session; and this conditional approval will expire August 9, 2001. Motion unanimously carried. Mr. Briggs joined the Board at this time.

POOPSY INVESTMENTS – MINOR SITE PLAN REVIEW (TAX MAP 235, PARCEL 19) FILE #MR01-

Will Haskell of H.E. Bergeron Civil Engineers appeared before the Board. Mr. Haskell reviewed the project with the Board. **Mr. Webster made a motion, seconded by Mr. Briggs, to accept the application for Poopsy Investments for a minor site plan review as complete. Motion unanimously carried.**

Mr. Irving reviewed the staff report. Mr. Frank read the waiver requests for Article 131-67.C.8.f. Mr. Frank asked for public comment; there was none. **Mr. Webster made a motion, seconded by Mr. Briggs, to approve the waiver for Article 131-67.C.8.f. Motion unanimously carried. Mr. Briggs made a motion, seconded by Mr. Webster, to reaffirm all previously granted waivers under file MR00-13.** Mr. Frank asked for public comment; there was none. **Motion unanimously carried.**

Mr. Frank asked if there were any questions or concerns from the Board; there was none. Mr. Frank asked if there was a “Do Not Enter” sign at the entrance facing south bound. Mr. Haskell answered in the affirmative.

Mr. Webster made a motion, seconded by Mr. Briggs, to conditionally approve the minor site plan for Poopsy Investments conditionally upon obtaining Fire Chief Approval; adding the granted waivers to the plans; a performance guarantee for 50% of all site improvements; when the conditions have been met, the plans can be signed out-of-session; and the conditional approval will expire on August 23, 2001. Mr. Frank asked if there was any discussion from the Board; there was none. Mr. Frank asked if there was any public comment; there was none. **Motion unanimously carried.**

MT. CRANMORE/SBA TOWER INC/ATC REALTY LLC – FULL SITE PLAN REVIEW (TAX MAP 214, PARCEL 84) FILE #FR01-

Will Haskell of H.E. Bergeron Civil Engineers and Adam Brooks of SBA Tower Inc and ATC Realty LLC appeared before the Board. Mr. Haskell explained the proposed project to the Board. **Mr. Webster made a motion, seconded by Mr. Glynn, to accept the application of Mt. Cranmore/SBA Tower Inc/ATC Realty LLC for a full site plan review as complete. Motion unanimously carried.**

Mr. Irving reviewed the staff report and stated that he is not comfortable addressing the water waiver until we receive approval from the Fire Chief. Mr. Irving stated if the applicant is willing to take the risk with the water waiver, he has no objections with moving forward. Mr. Brooks stated that his company has spoken with the Fire Chief and he has expressed no concerns. Mr. Brooks stated they are comfortable with moving forward with the waiver request with the understanding if the Fire Chief wants water they would have to resubmit the application.

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Mr. Frank stated that the process in which communication towers are permitted is through a special exception granted by the Zoning Board of Adjustment. Mr. Frank stated that the special exception was granted to the applicant with conditions. Mr. Frank stated that this Board is not here this evening to determine if this is permitted.

Mr. Briggs asked if the Nature Conservancy has granted them approval to use the road. Mr. Brooks stated that Mt. Cranmore has an easement, which is transferable. Mr. Brooks stated that they have the right to use the road.

Mr. Frank read the waiver requests for Articles 123-20, 123-21, 123-22, 123-23, 123-29 and 123-6.B.4, and 123-34 and 123-35. Mr. Frank asked for public comment; there was none. Mr. Frank asked if there were any questions or concerns from the Board; there was none. **Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the waiver requests for Articles 123-20, 123-21, 123-22, 123-23, 123-29 and 123-6.B.4, and 123-34 and 123-35. Motion unanimously carried.**

Mr. Frank asked for public comment; there was none. Mr. Frank asked if there were any questions or concerns from the Board; there was none. **Mr. Webster made a motion, seconded by Mr. Briggs, to conditionally approve the full site plan for Mt. Cranmore/SBA Tower Inc/ATC Realty LLC conditionally upon adding the granted waivers to the plans; obtaining Fire Chief approval; a performance guarantee for 50% of all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 23, 2001. Motion unanimously carried.**

OTHER BUSINESS

Robert Jawitz – Lot Merger: **Mr. Briggs made a motion, seconded by Mr. Webster, to approve the lot merger for Robert Jawitz to combine Tax Map 298, Lots 39 and 40.** Mr. Frank asked for public comment; there was none. Mr. Frank asked if there were any questions from the Board; there was none. **Motion unanimously carried.**

Roger Jones – Plan Signing (Tax Map 252, Parcel 12) File #FR00-16 : **Mr. Briggs made a motion, seconded by Mr. Webster, that the conditions for Roger Jones have been satisfied and is finally approved.** Mr. Frank asked for public comment; there was none. Mr. Frank asked if there were any questions from the Board; there was none. **Motion unanimously carried.**

Meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary