

CONWAY PLANNING BOARD

MINUTES

AUGUST 23, 2001

A meeting of the Conway Planning Board was held on Thursday, August 23, 2001 beginning at 7:05 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Conrad Briggs; Robert Drinkhall; Brian Glynn; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the Minutes of July 26, 2001 as written. Motion unanimously carried.

RIVER RUN COMPANY – FULL SITE PLAN REVIEW CONTINUED (TAX MAP 218, PARCEL 51, 51.001 & 52) FILE #FR01-04

Ms. Duane stated that the applicant has requested that this application to be continued until September 13, 2001. **Mr. Briggs made a motion, seconded by Mr. Glynn, to continue the application for the River Run Company until September 13, 2001. Motion unanimously carried.**

2935 WHITE MOUNTAIN REALTY TRUST – FULL SITE PLAN REVIEW (TAX MAP 215, PARCEL 70) FILE #FR01-06

Will Haskell of H.E. Bergeron Civil Engineers; and Ken Cargill, applicant, appeared before the Board. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the application for 2935 White Mountain Realty Trust as complete for a Full Site Plan Review. Motion unanimously carried.**

Mr. Glynn asked what is the present use. Mr. Cargill stated that it is a vacant summer home and in the winter it was rented as a ski house. Ms. Duane asked how many parking spaces are needed for employees. Mr. Cargill answered 18 parking spaces.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read a waiver request for Article 123-20.G. Ms. Duane asked if there were any questions; there were none. Ms. Duane read a waiver request for Article 123-21.A. Ms. Duane asked if there were any questions; there were none. Ms. Duane read a waiver request for Article 123-29.D.8. Ms. Duane asked if there were any questions; there were none. Ms. Duane asked if there was any public comment; there was none.

Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waivers for Articles 123-20.G; 123-21.A.; and 123-29.D.8. Motion unanimously carried.

**Adopted: September 6, 2001 – As Written
CONWAY PLANNING BOARD – AUGUST 23, 2001**

Mr. Briggs made a motion, seconded by Mr. Glynn, to Conditionally approve the Full Site Plan Application for 2935 White Mountain Realty Trust conditionally upon adding the granted waivers to the plans; a NHDOT Driveway Permit; 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 October 25, 2001. Ms. Duane asked if there was any public comment; there was none. Motion unanimously carried.

OTHER BUSINESS

Donald Whitelaw/Whitelaw Subdivision – Conceptual Review: Edgar Allen and Donald White appeared before the Board and reviewed PID 253-43. Mr. Allen stated that Mr. Whitelaw would like to add a part of Marilyn Drive to it so it can have its own access onto East Conway Road. After a brief discussion, **Mr. Briggs made a motion, seconded by Mr. Glynn, to continue the conceptual review until the Board can review the application with Paul DegliAngeli and Thomas Irving. Motion unanimously carried.**

Andrew Jawitz – Lot Merger (PID 298-36 & 37): **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the lot merger for Andrew Jawitz. Motion unanimously carried.**

Russell and Janine McLaughlan – Lot Merger (PID 269-47 & 47.01): **Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the lot merger for Russell and Janine McLaughlan. Motion unanimously carried.**

Arthur Bergmann – Letter of Resignation: Ms. Duane stated that Mr. Bergmann has submitted a letter of resignation. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to accept Arthur Bergmann’s letter of resignation. Motion unanimously carried.**

Workshop: The next workshop will be on Thursday, September 6, 2001 beginning at 7:00 p.m.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary



TOWN OF CONWAY

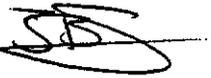
P.O. BOX 70 • CENTER CONWAY, NEW HAMPSHIRE 03813-0070

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FAX (603) 447-5012

MEMO

TO: Sheila Duane, Planning Board Chair

FROM: Tom Irving, Planning Director 

CC: Planning Board, File

DATE: 08/21/01

RE: Whitelaw Boundary Line Adjustment (Conceptual) (PID 253-43)

Message:

I understand that the Town has had a problematic history relative to this subdivision. The Board must be cautious in this matter. Do not to make an awkward situation worse. Several important questions beg to be answered.

1. What is the purpose for converting Whitelaw Drive and Marilyn Lane into a dead end street? Is it merely to dispense with some of the applicant's existing commitments, responsibilities and financial obligations? Is there some public good or efficiency to be gained?
2. The proposed boundary line adjustment will reduce the access opportunities for emergency vehicles, traffic circulation and future infrastructure (water and sewer) to least 25 lots. How do the other affected property owners feel about this? Is there any obligation between the property owners and the applicant for maintaining and improving the road?
3. If industrial traffic using Whitelaw Drive is the concern, can't this be easily addressed by not permitting through trucking and posting signage accordingly?
4. If the proposed boundary line adjustment is approved, how will the abutters and upstream property owners be protected from future blockages of the Brook? Will the applicant be required to remove the culverts and render the drainage way back to its natural and unconstrained state? Will the owner be required to post a performance/maintenance bond to help ensure that past problems do not reoccur?



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MEMO

TO: Conway Planning Board

FROM: Paul A. DegliAngeli, Public Works Director 

DATE: August 23, 2001

RE: Whitelaw Conceptual Review

Message:

The following is a list of suggestions for the proposed changes in the Whitelaw subdivision off the East Conway Road:

1. The agreement to maintain the culvert under the road for the brook should be re-executed in order to update the understanding;
2. In order to have an area to push snow in the case this becomes a town road, there should be thirty (30) feet at the end of the hammer-head (Marilyn Drive) instead of ten (10) feet;
3. There should be an arc at the end of the hammer-head right-of-way (Marilyn Drive) instead of an L;
4. What kind of vegetation and, specifically, what area is to be vegetated between the driveway and Marilyn Drive should be indicated on the plans. I would recommend trees as a visual buffer;
5. Since this property was rezoned, and should the ZBA grant a variance, the lot should carry a note regarding further subdivision and not be allowed access via Marilyn Drive. This would, therefore, protect the residential neighborhood that was created when an industrial district did not exist.

If you have any questions, please feel free to contact me.

RECEIVED

AUG 23 2001

August 22, 2001

TOWN OF CONWAY

Planning Board
Town of Conway
P.O. Box 70
Center Conway, NH

RECEIVED

AUG 23 2001

TOWN OF CONWAY

Dear Board Members,

When we took the oath of office we pledged to uphold the rules and regulations of the Town of Conway.

Mr. Briggs thinks that we should rubber stamp anything that the town staff thinks it would like to do. At the same meeting that this was said the board chairperson stated that I should quote, "Get in line with the program."

Three members of this board think that anyone that wants to do something should be able to do it, without the town having anything to do with it. I do not feel tight telling some people that they must obey the rules and others do not have to. It is very frustrating to sit there and see this happen week after week.

Because there is no way to make sure that this board will treat everyone the same not matter what their name is. I feel that I cannot be part of this, so I well resign from the planning board as of September 1st, 2001.

Sincerely Yours,



Arthur Bergmann