

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 13, 2001

A meeting of the Conway Planning Board was held on Thursday, September 13, 2001 beginning at 7:03 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Vice Chair, Martin Frank; Robert Drinkhall; Brian Glynn; Alternate, Martha Tobin; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

RIVER RUN COMPANY – FULL SITE PLAN REVIEW CONTINUED

Mr. Briggs made a motion, seconded by Mr. Frank, to continue the full site plan review for the River Run Company until October 11, 2001. Motion unanimously carried.

RICHARD AND DEBRA HOWARD – MINOR SITE PLAN REVIEW (TAX MAP 202, PARCEL 21) FILE #MR01-11

Richard and Debra Howard appeared before the Board. Ms. Duane stated that the applicant is only looking for a waiver from street trees for a previous approval. Mr. Howard stated that they were before the Board about a 1-1/2 years ago to renovate the Inn. Mr. Howard stated that they have done everything required under the approval except for the street trees. Mr. Howard stated that they have spent a considerable amount of time and money on their landscaping and seasonal displays. Mr. Howard stated that they feel the street trees would be detrimental to what they are trying to establish.

Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application for Richard and Debra Howard for as complete for a minor site plan review. Motion unanimously carried.

Ms. Duane appointed Ms. Tobin as a voting member for the evening. Ms. Duane read the waiver request for Article 123-29.D.8. **Mr. Briggs made a motion, seconded by O'Brien, to grant the waiver request for Article 123-29.D.8.** Ms. Duane asked for public comment; there was none. Ms. Duane asked if there were any comments from the Board; Mr. Frank asked if the NHDOT was widening Route 16 in front of their Inn. Ms. Howard answered in the affirmative and stated it is under phase 5B. **Motion unanimously carried.**

Mr. Frank made a motion, seconded by Mr. Glynn, to approve the minor site plan for Richard and Debra Howard. Motion unanimously carried.

EDWARD GARLAND – FULL SITE PLAN REVIEW (TAX MAP 253, PARCEL 27) FILE #FR01-07

Deb O'Brien with E.R. O'Brien Land Surveyors appeared before the Board. Ms. O'Brien gave an overview of the project. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application for Edward Garland as complete for a full site plan review. Motion unanimously carried.**

Mr. Irving stated that staff supports the waivers and the drainage will need to be addressed per the Engineer's comments. Ms. Duane read the waiver request for Article 123-20.G. Ms. Duane read the requirements to grant a waiver. Ms. Duane asked for public comment; there was none. Ms. Duane asked for comments from the Board; there was none.

Mr. Frank made a motion, seconded by Mr. Glynn, to approve the waiver request for Article 123-20.G. Motion unanimously carried. Ms. Duane read the waiver request for Article 123-20.I. Ms. Duane asked for public comment; there was none. Ms. Duane asked for comments from the Board; there was none. **Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the waiver request for Article 123-20.I. Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. Glynn, to continue the full site plan review for Edward Garland until October 11, 2001. Motion unanimously carried.

THE KENNETT COMPANY/CHESTER G. GRAVES, JR et al – CONCURRENT SUBDIVISION/BOUNDARY LINE ADJUSTMENT AND SITE PLAN REVIEW (TAX MAP 253, PARCEL 6 & 7) FILE #FR01-08 & S01-07

Will Haskell of H.E. Bergeron Civil Engineers and Rodney King of Adelpia appeared before the Board. Mr. Haskell gave an overview of the project. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application of The Kennett Company/Chester G. Graves et al as complete for a concurrent subdivision/boundary line adjustment and site plan review. Motion unanimously carried.**

Ms. Duane asked if you will be able to see the dishes from the road. Mr. Haskell answered in the negative. Mr. Irving asked the maximum height of the dishes and the building. Mr. King answered the neither would go over twenty (20) feet.

Ms. Duane read the waiver requests for Articles 123-6.B.4. Scale; 123-6.B.4 Large Trees Identified; 123-20.F. & 131-67.C.8.G.; 123-20.E.; 123-20.I.; 123-6.B.4. & 123-29.B.; 123-22.B.; 123-28.; 123-34. & 35.; 131-24; 131-24.E.; 131-24.G.; 131-24.N. & 131-26.A.3.; 131-24.T.; and 131-24.U. Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to grant the waivers for Articles 123-6.B.4. Scale; 123-6.B.4 Large Trees Identified; 123-20.F. & 131-67.C.8.G.; 123-20.E.; 123-20.I.; 123-6.B.4. & 123-29.B.; 123-22.B.; 123-28.; 123-34. & 35.; 131-24; 131-24.E.; 131-24.G.; 131-24.N. & 131-26.A.3.; 131-24.T.; and 131-**

**Adopted: September 27, 2001 – As Written
CONWAY PLANNING BOARD – SEPTEMBER 13, 2001**

24.U. Ms. Duane asked if there was any discussion; there was none. Ms. Duane asked for public comment; there was none. **Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the Concurrent Subdivision/Boundary Line Adjustment and Site Plan Review conditionally upon adding the granted waivers to the plans; a performance bond 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 11, 2001. Motion unanimously carried.

POLIQUIN, RICE AND CARRIER – 7-LOT SUBDIVISION AND A 28-UNIT SUBDIVISION (TAX MAP 268, PARCELS 105, 106 & 107) FILE #S01-08

Mark Lucy of White Mountain Survey appeared before the Board. Mr. Lucy gave an overview of the project. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application of Poliquin, Rice and Carrier as complete for subdivision review. Motion unanimously carried.**

Mr. Irving stated that he has no issues with the waivers. Mr. Lucy asked the Board members who had been out to review the lots. Since only one person reviewed the lot, Mr. Lucy withdrew the waiver request for Article 131-24.R. Ms. Duane read a waiver request for Article 131-66. **Mr. Frank made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 131-66.**

Ms. Duane asked for public comment; Vera Martin stated that she just had some well work done because the water table is low and asked how 28-units will effect the water level for the people already living there. Mr. Lucy stated that the landowner has some rights inherit in that lot and they have the right to draw water from the aquifer.

Ms. Martin stated that she is concerned for the people who live there and what effect it is going to have on the water level. Mr. Frank asked what is the water supply. Mr. Lucy stated that lots 5 & 6 have bedrock wells and the other lots will have the same. Mr. Frank stated that Ms. Martin uses surface water and the proposed lots have a drilled well. Ms. Martin stated that there would be an increase in traffic on that small road. Mr. Lucy stated that the traffic count done for this project shows that the road is more than adequate. **Motion unanimously carried.**

Mr. Lucy and the Board discussed the drainage. Ms. Duane asked for public comment; Ms. Martin stated that there should be no approval until the Town Engineer's issues are resolved. Mr. Irving stated that that is a risk the applicant is willing to take.

Mr. Briggs made a motion, seconded by Mr. O'Brien, to conditionally approve the subdivision application for Poliquin, Rice and Carrier conditionally upon adding the granted waivers to the plans; obtaining Town Engineer approval without modifying the subdivision plan; a performance guarantee for 115% of all site improvements; when the conditions have been met, the plans can be signed out-of-

Adopted: September 27, 2001 – As Written
CONWAY PLANNING BOARD – SEPTEMBER 13, 2001

session; and this conditional approval will expire on October 11, 2001. Motion unanimously carried.

GEORGE AND LISA FADDEN AND ROGER AND GLORIA GAGNE – 2-LOT SUBDIVISION AND BOUNDARY LINE ADJUSTMENT (TAX MAP 254, PARCEL 117.1 & 117-2) FILE #S01-09

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Allen gave an overview of the project. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application for George and Lisa Fadden and Roger and Gloria Gagne as complete for subdivision review. Motion unanimously carried.**

Mr. Irving stated that he supports the waiver requests. Ms. Duane read waiver requests for Articles 131-24.T.&U.; 131-24.O.; and 131-30.E. Mr. Frank asked if the reason for the 3:1 ratio is to prevent long, skinny lots. Mr. Irving stated that he does not know the rationale behind the requirement, but it is probably to prevent long, skinny lots. Mr. Irving stated that the ordinance also states “generally” and there is nothing else they can do with the back land.

Mr. Briggs made a motion, seconded by Mr. O'Brien, to grant the waivers for Articles 131-24.T.&U.; 131-24.O.; and 131-30.E. Ms. Duane asked for public comment; there was none. Motion unanimously carried. Ms. Duane asked for public comment; there was none.

Mr. Frank made a motion, seconded by Mr. O'Brien, to conditionally approve the subdivision for George and Lisa Fadden and Roger and Gloria Gagne conditionally upon adding the granted waivers to the plans; obtain a State Subdivision approval; obtain a NHDOT driveway permit; submit copies of recorded easements; change the word “written” with the word “recorded” in note 12; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on November 8, 2001. Motion unanimously carried.

ALFRED SARRO REVOCABLE TRUST – 3-LOT SUBDIVISION (TAX MAP 280, PARCEL 77) FILE #S01-10

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Allen gave an overview of the project. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application for Alfred Sarro Revocable Trust as complete for a subdivision review. Motion unanimously carried.**

Mr. Irving stated that he supports the waiver requests. Mr. Irving stated that there are two structures on the parent lot that are not on the plans. Mr. Frank asked if there are any easements on the woods road. Mr. Allen answered in the negative. Ms. Duane read waiver requests for Articles 131-24. & 25; 131-24.O.; and 131-24.P. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to approve the waiver requests for Articles 131-24. & 25; 131-24.O.; and 131-24.P. Motion unanimously carried.**

**Adopted: September 27, 2001 – As Written
CONWAY PLANNING BOARD – SEPTEMBER 13, 2001**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to conditionally approve the 3-lot subdivision for Alfred Sarro Revocable Trust conditionally upon adding the granted waivers to the plans; adding the existing buildings on the parent lot to the plans; obtaining Fire Chief approval; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on October 11, 2001. Motion unanimously carried.**

OTHER BUSINESS

Habitat for Humanity (Tax Map 264, Parcel 34) File #S98-17 - Plan Signing: The Board agreed the conditions had been met and signed the plans.

Lou Franchi – Hawk Road Development: The Board reviewed a request for a concurrent site plan and subdivision review. **Mr. Briggs made a motion, seconded by Mr. Glynn, to allow a concurrent site plan and subdivision review for Lou Franchi. Motion unanimously carried.**

Martin Frank – Resignation: Mr. Frank stated that he is moving to Brownfield, Maine and, therefore, will resign at the end of the month. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept Mr. Frank's resignation with deep regret. Motion unanimously carried.**

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary

THADDEUS THORNE SURVEYS, INC.

P.O. BOX 57
1164 BROWNFIELD ROAD
CENTER CONWAY, NEW HAMPSHIRE 03813
PHONE / FAX (603) 447-2254 OR PHONE (603) 447-3320

Tom Irving, Town Planner
Town of Conway Planning Board
PO Box 70
Center Conway, NH 03813

RE: Whitaker House Suites

Dear Tom and Board Members,

On behalf of our client, River Run Company, we request that our next scheduled Planning Board review of Whitaker House Suites site plan be continued from the 13 September to the first meeting in October, 11 October, 2001.

The engineering designs have required some additional time and decisions made in consultation with Paul DegliAngeli, but we expect to have the plans completed this month.

Thank you for your consideration of this rescheduling.

Sincerely,


Diane H. Smith

cc: Joe Berry, River Run Company

RECEIVED
SEP 07 2001
TOWN OF CONWAY

HEB

September 6, 2001

Mr. Tom Irving, Planning Director
Town of Conway
PO Box 70
Center Conway, NH 03813

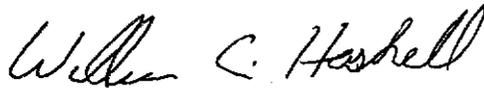
Re: Request for Concurrent Subdivision and Site Plan Review Application
Lou Franchi—Hawk Road Development

Dear Tom:

As required by Section 131-16 in the subdivision ordinance, this letter documents our request for concurrent subdivision and site plan review. We attended a conceptual review meeting with the planning board on May 24, 2001. We intend to submit plans and supporting documentation by October 17, 2001 for a concurrent subdivision and site plan review application to be heard at the planning board meeting on November 8, 2001.

Please confirm that this will be acceptable. If you have any questions call me at 356-6936.

Sincerely,
H.E. Bergeron Engineers, P.A.



William C. Haskell, PE
Senior Project Engineer

c: Lou Franchi

September 10, 2001

Sheila Duane, Chair
Conway Planning Board

Dear Sheila:

With regret, I hereby submit my resignation from the Planning Board, effective September 30th. This summer, Lin and I started looking for land to build a new home, and the property we're purchasing is in Brownfield. Though we won't actually be moving until sometime next year, I feel this is the right time to resign, especially since the board will be heavily involved in developing a new master plan for the town. It doesn't seem appropriate for me to play a role in that process, given that I will no longer be a resident in a few months.

Sincerely,



Martin Frank

Accepted 9-13-01