

CONWAY PLANNING BOARD

MINUTES

OCTOBER 25, 2001

A meeting of the Conway Planning Board was held on October 25, 2001, beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Secretary, Conrad Briggs; Robert Drinkhall; Brian Glynn; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Mr. Briggs, to approve the Minutes of October 11, 2001 as written. Motion unanimously carried.

Mr. Glynn made a motion, seconded by Mr. O'Brien, to approve the Minutes of October 18, 2001 as written. Motion unanimously carried.

THOMAS AND VICKI FADDEN – 4-LOT SUBDIVISION (PID 255-5.1) FILE #S01-12

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Allen stated that the applicant would like to subdivide 105 acres into four (4) lots. Mr. Irving recommended the Board accept the application as complete. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application of Thomas and Vicki Fadden for a subdivision review as complete. Motion unanimously carried.**

Mr. Irving stated that the engineer is not satisfactory and staff has sent the applicant a deficiency list. Mr. Irving stated that there is an abutter that states they have an easement to use the land that is not on the plans. Mr. Irving stated that staff does support the waiver requests. Mr. Irving suggested continuing the application until the items are resolved.

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the subdivision application for Thomas and Vicki Fadden until November 8, 2001. Motion unanimously carried.

RIVER RUN COMPANY – FULL SITE PLAN REVIEW CONTINUED (PID 218-51, 51.01 & 52) FILE #FR01-04

Joe Berry, applicant, appeared before the Board. Mr. Berry stated that he has received a NHDOT driveway permit for River Road. Mr. Irving stated that staff still needs to review the engineering and a complete plan set has not been submitted, therefore, the plans submitted are only preliminary.

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Mr. Berry stated that they have added the dates to the plans for when the paving is to be complete. Mr. Berry stated that they have indicated the sidewalk to be constructed by the NHDOT by 2003 to the plans. Mr. Berry stated that they still need a site-specific approval from the State, however, the final engineering has been approved by the State. Mr. Berry stated that they are reviewing the driveway on the Conway Scenic Railroad property and he is asking for a waiver of Article 123-29.A.2.

Mr. Irving stated that we couldn't approve the road on the Conway Scenic Railroad property because their abutters have not been notified. Mr. Berry stated that the Board could grant the waiver for his buffer, however, he would speak to Russ Seybold of the Conway Scenic Railroad and see about supplying an application.

Mr. Irving stated that it is a tiny portion of the property and asked if the Board would be willing to review only the effected area on the Conway Scenic Railroad property. The Board agreed. Ms. Duane asked about the Conway Scenic Railroad access to the back parking lot. Mr. Berry stated that it could be used for vehicles as well as pedestrians. Mr. Irving stated that the applicant should make sure the North Conway Fire Chief is all set. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the application for River Run Company until November 8, 2001. Motion unanimously carried.**

JANINE MACARTHUR – 2-UNIT SUBDIVISION (PID 284-4) FILE #S01-14

Ron Briggs of Briggs Land Surveying appeared before the Board. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to accept the application for Janine MacArthur for a subdivision review as complete. Motion unanimously carried.**

Mr. Briggs stated that this is an existing lot of record with six (6) acres, which was approved in 1974. Mr. Briggs state that the applicant wishes to construct a single building with two residential units. Mr. Briggs stated that a State Subdivision approval is not necessary because it is one building and under three units. Mr. Irving stated that staff supports the waiver requests.

Ms. Duane asked for public comment; Tom Bryant asked about road frontage. Mr. Irving stated that they meet the road frontage requirement of 150 feet under the zoning ordinance. Kathy Theophelakes asked if there would be two driveways. Mr. Briggs answered in the affirmative. Mr. Bryant and Ms. Theophelakes reviewed the plans.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read a waiver request for Article 131-24.O. **Mr. O'Brien made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 131-24.O.** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.**

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Ms. Duane read a waiver request for Article 131-24.Q. Ms. Duane asked for public comment; there was none. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver request for Article 131-24.Q. Motion unanimously carried.** Ms. Duane asked if there were any further comments from the public; Ms. Theophelakes asked if this area allows for more than a single-family home. Mr. Irving stated that the zoning allows two units on this property.

Mr. Glynn stated that it is very close to the setbacks and the road. Mr. Irving stated that the Board can suggest that the building be moved back, but we cannot require it. Mr. Glynn asked if two driveways are necessary. Mr. Irving stated that it is in site plan that we have control over the number of driveways. Mr. Glynn stated that there is a lot of parking for two-families. Mr. Irving stated that under site plan review four (4) parking spaces would be required for this residential project.

Mr. Briggs made a motion, seconded by Mr. O'Brien, to conditionally approve the 2-unit subdivision for Janine MacArthur conditionally upon adding the granted waivers to the plans; Obtaining PE/Staff final approval; 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.

PUBLIC HEARING – EXPIRED CONDITIONAL APPROVALS

Hydrokinetic/Hermanson (File #S96-03) PID 253-83 & 88: Bo Hermanson appeared before the Board. Mr. Hermanson stated that he has now purchased both properties and a boundary line adjustment is no longer necessary. **Mr. Briggs made a motion, seconded by Mr. O'Brien, to deny the application for Hydrokinetic/Hermanson without prejudice. Motion unanimously carried.**

Darrell Umlah (File #91-16) PID 203-29: **Mr. Glynn made a motion, seconded by Mr. O'Brien, to deny the application for Darrell Umlah without prejudice. Motion unanimously carried.**

Edward Garland/Converse Store (File MR93-01) PID 230-109: **Mr. Glynn made a motion, seconded by Mr. Briggs, to deny the application for Edward and Roger Garland without prejudice. Motion unanimously carried.**

A. Hill, W. Johnson and C. Henum (File #FR94-05) PID 246-39: **Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to deny the application for A. Hill, W. Johnson and C. Henum without prejudice. Motion unanimously carried.**

Downeast Inns, Inc. (File #FR94-08) PID 235-98 & 101: Ms. Meserve stated that the new owners, Bellevue Properties, of the North Conway Grand Hotel replied and are interested sometime in the future to constructing a tennis court and a pool. **Mr. Glynn made a motion, seconded by Mr. O'Brien, to deny the application for Downeast Inns, Inc. without prejudice. Motion unanimously carried.**

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Joan Brassill (File #FR94-04) PID 246-23: **Mr. Glynn made a motion, seconded by Mr. O'Brien, to deny the application for Joan Brassill without prejudice. Motion unanimously carried.**

Frechette Tire and Repair Service, Inc. (File #263-24) PID 263-124: **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to deny the application of Frechette Tire and Repair Service, Inc. without prejudice. Motion unanimously carried.**

Lutheran Church of Nativity (File #FR97-01A) PID 261-46 & 47: **Mr. O'Brien made a motion, seconded by Mr. Glynn, to deny the application for the Lutheran Church of Nativity without prejudice. Motion unanimously carried.**

Fredd and Joanne Dudley (File #FR97-08) PID 262-78: **Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to deny the application for Fredd and Joanne Dudley without prejudice. Motion unanimously carried.**

Frontiervision/Adelphia (File #FR00-15) PID 252-6: **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to deny the application of Frontiervision/Adelphia without prejudice.**

Roger and Edward Garland (File #FR98-02) PID 253-24 & 25: **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to deny the application of Roger and Edward Garland without prejudice. Motion unanimously carried.**

OTHER BUSINESS

Our Lady of the Mountains Church – Field Change (PID 215-72): Mr. Irving stated that the church would like to add another light and he thinks this is an acceptable field change. After reviewing the lighting plans, **Mr. Briggs made a motion, seconded by Mr. O'Brien, to approve the proposed new lighting as an acceptable field change. Motion unanimously carried.**

Ordinance Amendments: Mr. Irving gave the Board proposed changes to Articles 88; 147-14; 147-6; 147-31; and 147-19.B.(1)(g). **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to send Articles 88; 147-14; 147-6; 147-31; and 147-19.B.(1)(g) to a public information meeting on November 15, 2001. Motion unanimously carried.**

Letter of Interest: The Board received a letter of interest from Cesare Maschione to be an alternate on the Planning Board.

Special Exception – Technology Village: Ms. Duane read a statement to the Board. Ms. Duane stated that this is a good opportunity to diversify the employment opportunities. Ms. Duane stated that it would be a good move on the Planning Board's part. Ms. Duane stated that this is so we don't take a piece of land and rezone it. Mr. Irving stated that a special exception is the appropriate approach for a technology village.

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Ms. Duane stated that we need a motion to allow a special exception to be created for a technology village to be reviewed by the Planning Board before being put on the warrant. Mr. Irving stated that this is an incubation system where a business gets started then goes into the commercial zone to make it on its own. **Mr. O'Brien made a motion, seconded by Mr. Glynn, to start developing a special exception for a technology village. Motion unanimously carried.**

Appointment to the Planning Board: Ms. Duane stated that Dave Robinson (who was in attendance) has fulfilled his requirements to be appointed to the Board. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to appoint David Robinson to Martin Frank's position until April 2002. Motion unanimously carried.**

Meeting adjourned at 8:26 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary