

**CONWAY PLANNING BOARD**

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**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 9, 2002**

The Conway Planning Board was held on Thursday, May 9, 2002 beginning at 7:08 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Brian Glynn; David Robinson; Alternate, Cesare Macchionni; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**APPOINTMENT OF ALTERNATE MEMBER**

Ms. Duane appointed Mr. Macchionni as a voting member.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the Minutes of April 18, 2002 and April 25, 2002 as written. Motion unanimously carried.**

**HAROLD WHITAKER AND THOMAS FADDEN – BOUNDARY LINE  
ADJUSTMENT (PID 263-76 & 77) FILE #S02-04**

Jon Howe of Ammonoosuc Survey appeared before the Board. Ms. Duane asked if the application was complete. Mr. Irving answered in the affirmative. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of Harold Whitaker and Thomas Fadden for a Boundary Line Adjustment as complete. Motion unanimously carried.**

Mr. Howe explained the application. Mr. Irving stated that staff has no issues with the waiver requests. Ms. Duane asked for public comment; there was none. Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver request for Article 131-24, Scale. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 131-24, Scale. Motion unanimously carried.**

Ms. Duane read the waiver request for Article 131-24.N. **Mr. Glynn made a motion, seconded by Mr. Macchionni, to grant the waiver request for Article 131-24.N. Motion unanimously carried.** Ms. Duane read the waiver request for Article 131-24.O. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 131-24.O. Motion unanimously carried.**

Ms. Duane read the waiver request for Article 131-24.T. **Mr. Briggs made a motion, seconded by Mr. Robinson, to grant the waiver request for Article 131-24.T. Motion unanimously carried.**

**Adopted: May 23, 2002 – As Written  
CONWAY PLANNING BOARD – MAY 9, 2002**

Ms. Duane read the waiver request for Article 131-24.J, K., N., O., T., U., & V. **Mr. Robinson made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 131-24. J., K., N., O., T., U., & V. Motion unanimously carried.**

**Mr. Glynn made a motion, seconded by Mr. Macchionni, to grant a conditional approval to Harold Whitaker and Thomas Fadden conditionally upon submitting a mylar plan; when the condition has been met, the plans can be signed out-of-session; and the conditional approval will expire in 30 days [June 9, 2002]. Motion unanimously carried.**

**ROBERT HANSON, JR. – FULL SITE PLAN REVIEW (PID 253-24, 25 & 26)  
FILE #FR02-03**

Ms. Duane stated that the applicant has withdrawn the application.

**NEARLEDGE DEVELOPMENT – SUBDIVISION REVIEW (PID 201-10) FILE  
#S02-05**

Edgar Allen of Thaddeus Thorne Surveys, Richard Badger, owner, and Ed Poliquin, developer, appeared before the Board. Ms. Duane asked if the application was complete. Mr. Irving answered in the affirmative. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of Nearledge Development for a Subdivision Review as complete. Motion unanimously carried.**

Mr. Allen explained the project. Mr. Irving stated that this is a previously approved, vested development. Mr. Irving stated that staff has no issues with the waiver requests. Ms. Duane asked for public comment; Peter Devoe of Unit 18 asked if the wrong building locations caused the road to be moved. Mr. Irving stated that the original developer did not construct the road in the right-of-way. The Board and Mr. Devoe reviewed previously approved plans for this project.

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

Ms. Duane read a waiver request for Article 131-24.P. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 131-24.P.** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.K., L., T., & U. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Articles 131-24.K., L., T., & U. Motion unanimously carried.**

**Adopted: May 23, 2002 – As Written  
CONWAY PLANNING BOARD – MAY 9, 2002**

Ms. Duane read a waiver request for Article 131-43.A. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 131-43.A.** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.** **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to approve the Subdivision for Nearledge Development. Motion unanimously carried.** The plans were signed.

**THE DENISE BROUGHTON LIVING REVOCABLE TRUST – FULL SITE  
PLAN REVIEW (PID 202-16) FILE #FR02-04**

Shawn Bergeron of Shawn Bergeron Technical Services appeared before the Board. Mr. Bergeron explained the application and stated that it does not increase the number of guest rooms. Ms. Duane asked if the application was complete. Mr. Irving answered in the affirmative. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of The Denise Broughton Living Revocable Trust for a Full Site Plan Review as complete. Motion unanimously carried.**

Ms. Duane asked if they could screen the bottom portion of the deck to cover the hot tub. Mr. Bergeron answered in the affirmative and stated that they will be submitting another full site plan application in approximately four weeks. Mr. Irving stated that staff has no issues with the waiver requests.

Ms. Duane read a waiver request for Article 123-20.E. and 22.B. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Articles 123-20.E. and 22.B.** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.**

Ms. Duane read a waiver request for Article 123-20.I. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-20.I. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 137-67.C.8.a. and 123-27. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Articles 131-67.C.8.a. and 123-27. Motion unanimously carried.**

Ms. Duane read a waiver request for Articles 137-67.C.8.f. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver request for Articles 131-67.C.8.f. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-28. Mr. Robinson stated that we should be requiring underground utilities. After a brief discussion, Mr. Bergeron withdrew the waiver request for Article 123-28.

Ms. Duane read a waiver request for Articles 123-29.A.2. & A.3. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver request for Articles 123-29.A.2. & A.3. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-35. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-35. Motion unanimously carried.**

**Adopted: May 23, 2002 – As Written  
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Ms. Duane read a waiver request for Article 123-36.B. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-36.B. Motion unanimously carried.**

**Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the Full Site Plan for The Denise Broughton Living Revocable Trust conditionally upon relocating electrical to be underground; 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 the conditional approval will expire in 30 days [July 9, 2002].** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.**

**OTHER BUSINESS**

Lyman/Coyote Rose (PID 218-989) – Plan Signing: The conditions had been met and the plans were signed.

Pat Murphy (PID 253-36): **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to reaffirm the building inspector's 1997 acceptance of a revised site plan as an acceptable field change. Motion unanimously carried.**

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Holly L. Meserve  
Recording Secretary

APEX PLUMBING & HEATING, INC.  
#51 HORSE SHOE DR.  
CONWAY, NH 03813  
(603)356-6221

To: Tom Irving;

As per our conversation on 5/3/02 I am requesting that the issue of a site plan field change be reviewed by the planning board. I would appreciate it if this matter could be addressed at their next meeting.

My request is that we are allowed to do a field change with out an additional site plan review for our proposed new addition to our building on Horseshoe Dr. The site plan on file does not meet present set back requirements as our proposed plan does and the total square footage of the building is less then that which was approved. Other than the simple reconfiguring of the structure to meet existing setbacks no other issues are in conflict with the approved site plan.

Sincerely,

Patrick Murphy