

CONWAY PLANNING BOARD

MINUTES

APRIL 10, 2003

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CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, April 10, 2003 beginning at 7:05 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; David Robinson; 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 March 27, 2003 as written. Motion unanimously carried.

**CENTER CONWAY BAPTIST CHURCH – FULL SITE PLAN REVIEW
CONTINUED (PID 257-15) FILE #FR03-02**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This application was accepted as complete at the March 27, 2003 Planning Board meeting. Mr. Irving stated that there are some street trees proposed in the drainage swale. Mr. Irving stated that he would prefer to maintain the old trees, therefore, the Board could allow the applicant to wait to see what will happen to the trees during construction and if they need to be removed/replaced the applicant could request a field change during construction.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver requests for Articles 123-20.I.; 123-20.E. and 22.B.; and 123-29.D.8. **Mr. Briggs made a motion, seconded by Mr. Robinson, to grant the waiver requests for Articles 123-20.I.; 123-20.E. and 22.B.; and 123-29.D.8.** Ms. Duane asked for public comment; there was none. **Motion unanimously carried.** Ms. Duane asked for public comment; there was none.

Mr. Briggs made a motion, seconded by Mr. Robinson, to conditionally approve the Full Site Plan for the Center Conway Baptist Church conditionally upon a performance guarantee for all site improvements and landscaping; when the condition has been met, the plans can be signed out-of-session; and this conditional approval will expire on July 10, 2003. Motion unanimously carried.

**KEVIN AND CYNTHIA MCINERNEY/DENNIS AND CLAIR MCINERNEY –
SUBDIVISION/BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION
REVIEW (PID 266-122, 123, 124, 125, 126 & 127) FILE #S03-06**

Shawn Bergeron of Shawn Bergeron Technical Services LLC and Cynthia McInerney appeared before the Board. Mr. Bergeron explained the proposed project. **Mr. Briggs**

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made a motion, seconded by Mr. Drinkhall, to accept the application of Kevin and Cynthia McInerney and Dennis and Claire McInerney for a Subdivision Review as complete. Motion unanimously carried.

Ms. Duane asked for public comment; David Doherty asked if there would be three houses. Mr. Bergeron stated that three lots are proposed. There was discussion regarding the number of dwellings on lot 1 and it was determined that one dwelling would remain at this time and the kitchen in the existing home would be removed unless the applicant receives Zoning Board of Adjustment approval to maintain the second unit.

Ms. Duane read the waiver requests for Articles 131-24.E. and 131-24.O.; 131-24.N.; 131-24.T; and 131-43.E. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waivers for Articles 131-24.E. and 131-24.O.; 131-24.N.; 131-24.T; and 131-43.E. Motion unanimously carried.**

Mr. Robinson made a motion, seconded by Mr. Briggs, to conditionally approve the Subdivision/Boundary Line Adjustment/Lot Consolidation for Kevin and Cynthia McInerney and Dennis and Claire McInerney conditionally upon adding the subdivision note (§131-25); adding the Surveyor Certification Note (§131-25.J.); Indicating Supplemental Plans on Sheet 1; Adding the granted waivers to the plan; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire in 30 days [May 10, 2003]. Motion unanimously carried.

OME REALTY TRUST/OLD MILL ESTATES – SUBDIVISION REVIEW (PID 268-117.3) FILE #S03-07

Mark Lucy of White Mountain Survey Company and Ed Poliquin, owner, appeared before the Board. Mr. Lucy explained the project. Mr. Lucy stated that they had submitted a waiver to allow four dwellings on a driveway. Mr. Lucy stated that the plan before the Board shows two curb cuts, but Mr. Poliquin would like to revisit the four dwellings off one driveway. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of OME Realty Trust/Old Mill Estates for a subdivision review as complete. Motion unanimously carried.**

Mr. Poliquin stated that he is trying to minimize the cut through the woods. Mr. Poliquin stated that any cut through the woods is a scar. Mr. Poliquin stated that he was trying to minimize the scarring off the road. Mr. Poliquin stated that his reason is purely for aesthetics. Mr. Poliquin stated that the lot was logged and there were a lot of trees that were saved. Mr. Poliquin stated that he would lose some of those trees.

Mr. Briggs asked if the fire department has an issue with the one curb cut. Mr. Irving stated that the fire department hasn't reviewed the one curb cut. Mr. Irving indicated that Staff does not recommend that a waiver be granted to allow four detached single family dwellings be served by a single driveway because it would be contrary to the definition of a driveway, and the usual application of the regulations. Mr. Irving further stated that the

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current plan with two driveways (each serving two units) is consistent with the regulations. Mr. Irving read the definition of a driveway “Driveway - An area located on a lot, tract or parcel of land and built for access to a garage or off-street parking space, serving not more than two single-family dwellings. Driveways may be allowed for access to parking lots to unit type developments to serve one multifamily building with a maximum of six units and may be a maximum of two hundred feet in length.” Mr. Irving asked the board “what’s next, 5 units, 6 units, more?” Mr. Irving stated that it was his understanding that the State E911 System requires any access serving three or more detached dwellings requires a road name.

Mr. Poliquin agreed to continue until the fire chief has had the opportunity to review the plans with one curb cut. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to continue the application of OME Realty Trust until April 24, 2003. Motion unanimously carried.**

OTHER BUSINESS

Election of Officers: Mr. Robinson made a motion, seconded by Ms. Duane, to maintain the current officers until May 8, 2003. Motion unanimously carried.

Committee Reports: Mr. Irving suggested adding a committee report section under other business of the agenda.

Mount Washington Valley Economic Council/Housing Committee: The Board will make a determination on May 8, 2003 regarding who from the Planning Board will be on the Housing Committee.

Mt. Cranmore (PID 214-84): Mr. Briggs made a motion, seconded by Ms. Duane, that the magic carpet lift be exempt from Site Plan Review under §123-.4.A.5. Ms. Duane asked for any comments; there was none. Motion unanimously carried.

Vision Statement: Mr. Briggs submitted the attached statement.

Meeting adjourned at 7:57 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary