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CONWAY PLANNING BOARD

MINUTES

APRIL 24, 2003

A meeting of the Conway Planning Board was held on Thursday, April 24, 2003, beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Martha Tobin; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the Minutes of March 19, 2003; April 3, 2003; and April 10, 2003, as written. Motion carried with Mr. O'Brien and Ms. Tobin abstaining from voting.

**OME REALTY TRUST/OLD MILL ESTATES – 4-UNIT SUBDIVISION
REVIEW CONTINUED (PID 268-117.3) FILE #S03-07**

Ed Poliquin, Owner, and Mark Lucy of White Mountain Survey appeared before the Board. Mr. Lucy stated that the hearing was continued so the Fire Chief and the Police Chief could review four single-family dwellings off one driveway. Mr. Lucy stated that both have submitted letters to the file and have both agreed that there is sufficient access for emergency vehicles. Mr. Irving stated that the Town staff had a concern with if this road was ever petitioned to become a Town road. Mr. Irving stated if the Board is inclined to grant the waiver he asked that they consider the attached motion. Mr. Irving stated that this would give us a level of comfort that this will not be petitioned to become a Town road.

Mr. Briggs made a motion, seconded by Mr. Drinkhall, that the Board grant the waiver to permit a driveway to service four (4) single-family detached dwellings on a single lot of record based on a finding that the Subdivision Regulations do not adequately address driveways for such planned unit subdivisions, understanding that the Planning Board shall revise the Subdivision Regulations in the future to remedy this defect and recognizing that the proposed driveway shall not be construed as a street pursuant to §131-68.E or RSA 231:22-a. Motion unanimously carried.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver request for Article 131-66. **O'Brien made a motion, seconded by Mr. Briggs, to grant the waiver. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.O. and 131-26.A. **Mr. Drinkhall, Ms. Tobin, for Articles 131-24.O. and 131-26.A. Motion unanimously carried.**

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Mr. Tobin made a motion, seconded by Mr. Briggs, to approve the 4-unit Subdivision for OME Realty Trust/Old Mill Estates. Motion unanimously carried.
The plans were signed.

**JOHN AND ELEANOR SCHIAVI/MOUNTAINVALE VILLAGE MHP –
BOUNDARY LINE ADJUSTMENT REVIEW (PID 254-29.175, 176 & 181) FILE
#S03-08**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Smith explained the application. **Ms. Tobin made a motion, seconded by Mr. O'Brien, to accept the application of John and Eleanor Schiavi/Mountainvale Village MHP for a subdivision review/boundary line adjustment as complete. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. Ms. Duane read the waiver requests for Articles 131-24.N. & 0; 131-24.P.; and 131-26.A., B., & C. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver requests for Articles 131-24.N. & 0; 131-24.P.; and 131-26.A., B., & C. Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. O'Brien, to approve the Boundary Line Adjustment for John and Eleanor Schiavi/Mountainvale Village MHP. Motion unanimously carried. The plans were signed.

**ROBERT HANSON, JR. – FULL SITE PLAN REVIEW (PID 253-24, 25 & 26)
FILE #FR03-03**

Mr. Irving stated that the applicant has requested a continuance as we have discovered some engineering and legal issues regarding easements that need to be resolved. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to accept the application of Robert Hanson, Jr. for a full site plan review as complete. Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the full site plan review until May 22, 2003. Motion unanimously carried.

OTHER BUSINESS

Robert Kimberly-Bryant/Importech and One Wheel Drive – Outdoor Display Area (PID 262-74): Mr. Kimberly-Bryant stated that he would like to share his outdoor display with a new business that has moved into his building. Mr. Irving stated that there was a boundary line adjustment with a parking area that was used for parking cars for Importech that were for sale. Mr. Irving stated that it has been used as outdoor display area for Importech. Mr. Irving stated that there is a new business that would like to use that outdoor display area, but it has never gone before the Planning Board.

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Mr. Kimberley-Bryant stated that it is necessary to get the display away from the front of the building and up on the original display area so the customers can park. Mr. Irving stated the Board needs to determine if this would be considered a small undertaking or if it requires a site plan review. Mr. O'Brien asked if they would be using the same area. Mr. Kimberley-Bryant answered in the affirmative. Mr. Drinkhall stated that it has never been approved. Mr. Kimberley-Bryant stated that it didn't need to be approved before, as it has been there at least 15 years.

Mr. Kimberley-Bryant stated that he is now selling two wheel vehicles instead of four-wheel vehicles. Ms. Duane stated in the past we have brought in other businesses that have expanded and have not been approved in the past. Mr. Kimberley-Bryant stated that he is not expanding, just changing what is being displayed. Mr. Kimberley-Bryant stated that he has been before the Board before and it was never mentioned.

Ms. Duane stated if the plan indicates that it was parking then it cannot be used for outdoor display. Mr. Kimberley-Bryant stated that the Board didn't have any regulations for outdoor display of goods. Mr. Kimberley-Bryant stated that he wants to be able to share the outdoor display area with One Wheel Drive. Mr. Kimberley-Bryant stated that this is not anything different from what has been done in the past. The Board took a five-minute recess to research the files.

Ms. Duane asked what is the size of the area being used for outdoor display of goods. Mr. Kimberley-Bryant stated approximately 2,500 square feet that is paved. Mr. Irving stated in 1986 the Planning Board exempted the parking area from site plan review and in 1996 there was a subdivision of the property and that plan showed this parking area. Ms. Duane asked that the property owner make sure nothing is stored or displayed in the buffer area. Mr. Irving stated if it is on the pavement it will be out of the buffer.

Mr. Irving asked if the two businesses could share that area. **Mr. O'Brien made a motion, seconded by Mr. Briggs, to allow the 2,500 square foot parking area [north of the driveway] as the temporary outdoor display of goods pursuant to §123-41 for the display of motorized vehicles for Importech and One Wheel Drive. Motion unanimously carried.**

Master Plan – Public Hearing: The Board hasn't received the final draft and, therefore, should wait to post it to a public hearing.

North Conway Community Center – Snack Shack – Small Undertaking (PID 218-29): Carol Chalmers, Executive Director for the North Conway Community Center, appeared before the Board. Ms. Chalmers stated that they have received a grant to fix up the summerhouse and they would like to sell prepackaged foods and drinks. Ms. Chalmers stated any proceeds would be put back into the playground. Mr. Irving asked if it is exempt, as this would not meet the requirements of a small undertaking.

Ms. Tobin asked what has it been used. Ms. Chalmers stated that it has been used for storage as it is in disrepair. Ms. Tobin stated that it is a nice addition to the playground.

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Ms. Duane stated that it is insignificant to the rest of the site. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, that the Board finds that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously carried.**

Daniel Boatwright/Eastern Slope Camping Area – Small Undertaking/Pool (PID 262-63): Mr. Irving stated that they would like to construct a pool on a 36-acre parcel. **Ms. Tobin made a motion, seconded by Ms. Duane, that the Board finds that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously carried.**

Kevin and Cynthia McInerney and Dennis and Claire McInerney (PID 266-122, 123, 124, 125, 126 & 127) – Plan Signing: The Board agreed that all the conditions had been met and the plans were signed.

Master Plan: The Board had a brief discussion on how to keep the Master Plan updated without another rewrite.

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Holly Meserve
Recording Secretary

Motion that the Board grant the waiver to permit a driveway to service four (4) single family detached dwellings on a single lot of record based on a finding that the Subdivision Regulations do not adequately address driveways for such planned unit subdivisions, understanding that the Planning Board shall revise the Subdivision regulations in the future to remedy this defect and recognizing that the proposed driveway not to be construed as a street pursuant to §131-68.E or RSA 231:22-a.

SMW



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4/11/03

Mr. Tom Irving
Town of Conway, Town Planner
1634 East Main St.
Center Conway, N.H. 03813

Dear Tom:

As discussed, this letter is a request to the Town of Conway Planning Board to put the matter of Importech and One Wheel Drive on their 4/24/03 meeting agenda.

We respectfully request that the Town of Conway Planning Board consider allowing Importech to share its designated display area with One Wheel Drive.

Thank you,


Robert Kimberley-Bryant
Owner, Importech
PO Box 2245
Conway, N.H. 03818
603-447-3873



**Carol A. Chalmers CLP
Executive Director
Community Center
North Conway, NH 03860
356-2096**

April 14, 2003

Dear Planning Board,

The North Conway Community Center would like to change the use of the Summer House (see picture attached) into a Snack Shack under 123-4.A.5 of the Code. The Center intends on selling pre-packaged ice cream treats and drinks. There will be no physical changes to the building (other than renovating the interior) and no cooking will be done on the premises.

Please let me know of your decision and don't hesitate to contact me if you need further information.

Sincerely,

Carol A. Chalmers
Executive Director

A handwritten signature in cursive script that reads "Carol".

P.S. Thanks Tom for all your help!!!

