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**CONWAY PLANNING BOARD**

**MINUTES**

**JUNE 12, 2003**

A meeting of the Conway Planning Board was held on Thursday, June 12, 2003 beginning at 7:00 p.m. at the Conway Town Office, Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Vice Chair, Robert Drinkhall; Secretary, Brian Glynn; Conrad Briggs; Martha Tobin; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to approve the Minutes of May 22, 2003 and May 29, 2003 as written. Motion carried with Ms. Tobin abstaining from voting.**

**MASTER PLAN – THANK YOU**

Ms. Duane read a thank you to Mr. Irving for all his help on the Master Plan.

**ROUTE 112 REALTY, INC. – MINOR SITE PLAN REVIEW CONTINUED (PID 264-35) FILE #MR03-06**

Shawn Bergeron of Bergeron Technical Services appeared before the Board. Mr. Bergeron stated that the applicant revised the plans with the parking layout. Mr. Irving stated that he is all set with the waiver requests; however, the engineer has not had a chance to review the plan and would suggest his approval as part of a conditional approval.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver requests for Articles 123-20.E.; 123-5.A.5. & 123-20.F. & 131-67.C.8.a.; 123-20.F. & 131-67.C.8.f.; 123-20.G.; 123-20.I; 123-22.B.; 123-27; 123-29.A.2. & A.3.; and 123-29.D.8. **Mr. Drinkhall made a motion, seconded by Mr. Robinson, to grant the waivers for Articles 123-20.E.; 123-5.A.5. & 123-20.F. & 131-67.C.8.a.; 123-20.F. & 131-67.C.8.f.; 123-20.G.; 123-20.I; 123-22.B.; 123-27; 123-29.A.2. & A.3.; and 123-29.D.8. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Mr. Glynn, to conditionally approve the Minor Site Plan for Route 112 Realty, Inc. conditionally upon Town Engineer Drainage Approval; Conway Village Fire District Water and Sewer Approval; Conway Village Fire District Fire Chief Approval; a performance guarantee for 50% of all site improvements and 100% of landscaping; when the conditions have been met, the plans can be signed out-of-session; and for this conditional approval to expire June 24, 2004. Motion unanimously carried.**

**CONWAY PLANNING BOARD – JUNE 12, 2003**

**JAMES E. PITMAN – 3-LOT SUBDIVISION REVIEW CONTINUED (PID 263-77) FILE #S03-10**

Mr. Irving stated that the applicant has requested a continuance. **Ms. Tobin made a motion, seconded by Mr. Briggs, to continue the 3-lot Subdivision Review for James E. Pitman until June 26, 2003. Motion unanimously carried.**

**JULIE BUFFORD AND GARY WHEAT – 2-LOT SUBDIVISION (PID 265-123) FILE #S03-11**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. **Mr. Glynn made a motion, seconded by Ms. Tobin, to accept the application of Julie Bufford and Gary Wheat for a 2-lot Subdivision Review as complete. Motion unanimously carried.**

Ms. Smith explained the project. Ms. Smith stated that the State Subdivision approval has not yet been received. Ms. Smith stated that a Letter of Map Amendment (LOMA) was received to update the Floodplain Conservation District. Mr. Irving stated staff has no issues with the waiver requests, however, the Town Engineer needs to review the plans in regard to drainage.

Ms. Duane asked for public comment; Rebecca Mulkern stated that she is concerned with the driveway entrance as there have been many accidents in the area of the IGA back entrance. Ms. Smith stated that they tried to put it where there was the best site distance. Ms. Duane stated that the NHDOT has issued a permit and they would be the ones to address the safety issues.

Ms. Duane read the waiver requests for Articles 131-24.N. & O.; 131-24.T.; and 131-26.A. & B. **Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to grant the waiver requests for Articles 131-24.N. & O.; 131-24.T.; and 131-26.A. & B. Motion unanimously carried.**

**Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the 2-Lot Subdivision for Julie Bufford and Gary Wheat conditionally upon State Subdivision Approval; correct the 75-foot Wetland and Watershed Protection District setback line; add a 25-foot paved apron to the driveway; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 25, 2003. Motion unanimously carried.**

**OTHER BUSINESS**

**Pleasant Street Plaza (PID 276-274):** Keith Armstrong appeared before the Board. Mr. Armstrong stated that they would like to add a medical office in the lower level of the building. Ms. Duane asked if it was the old photo shop. Mr. Armstrong answered in the affirmative. Mr. Irving stated that this site has already used both small undertakings. **Mr. Briggs made a motion, seconded by Ms. Tobin, to approve the medical office under Article 123-4.A.(5). Motion unanimously carried.**

Adopted: June 26, 2003 – As Written  
CONWAY PLANNING BOARD – JUNE 12, 2003

**Mt. Cranmore (PID 214-84):** Mr. Briggs submitted a letter explaining the project. Mr. Briggs stated that they did check the stream in the back and the Conservation Commission has no issues with this project. **Ms. Tobin made a motion, seconded by Mr. O'Brien, to approve the 24x24 addition to the Davis Building under Article 123-4.A.(5). Motion unanimously carried.**

**Resignation of Alternate Cesare Macchionni:** Ms. Duane read the letter of resignation of Cesare Macchionni. The Board accepted the resignation with regret.

**Body by Thor Sign:** Mr. Briggs stated that the Board should disagree with off-premise signs along Route 16. Mr. O'Brien stated that the Board of Selectmen stated that they once had a legal sign on Route 16, but Tanger purchased it. Mr. O'Brien stated that the owner would be willing to remove the sign on North-South Road for a sign on Route 16.

Mr. Robinson stated that he agrees with Mr. Briggs that it would set a bad precedent as this could expand out to other areas in Town and why just them. Mr. Robinson stated that there are a lot of other businesses in the same situation. Mr. Drinkhall asked what is Mr. Irving's opinion. Mr. Irving stated that he has no opinion as he is staff and at this point this is a political situation. Mr. Irving stated that a change to the zoning ordinance is required.

Mr. Briggs stated that he would like the Board to take a position. Ms. Duane stated that off-premise signage is something the Board should look at. Ms. Duane stated that she is not opposed to off-premise signage. Mr. Briggs stated that we should have the ability to have directional signs off-premise, but there should be an ordinance. Mr. Briggs stated that this should not be allowed until there is a change to the ordinance.

Mr. O'Brien stated that the Town wants to get the sign off the North-South Road. Mr. Glynn asked if it is proposed in the Town's right-of-way. Mr. Irving answered in the affirmative. Ms. Duane asked if the Board wants to take an opinion. Mr. Drinkhall stated that there is a difference between a directional sign and the sign on the North-South Road. Ms. Duane stated that she is hesitant to make a decision without all the information, plus she has mixed feelings. Ms. Duane stated that there have been a lot of people who want us to do whatever we can to get it off the North-South Road and onto Route 16.

Ms. Duane suggested leaving it to the Board's that have jurisdiction over it. Mr. Briggs stated that they should have an opinion from the Board that writes the ordinances. Ms. Duane stated instead of taking a stand, she would recommend a change to the ordinance that would allow some rights.

**Workshop:** Mr. Irving suggested a workshop on Thursday, July 17, 2003 at 2:00 p.m. in regard to the rewriting of the ordinances. The Board preferred to give them homework and then discuss at their regularly scheduled meetings with the July 24, 2003 agenda being the first.

Adopted: June 26, 2003 – As Written

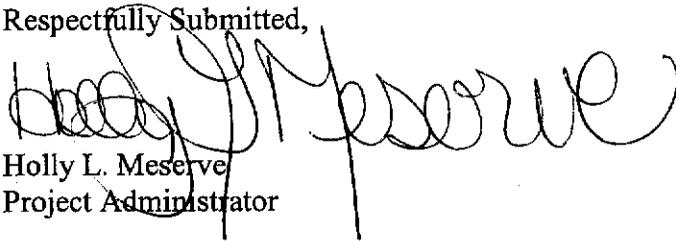
CONWAY PLANNING BOARD – JUNE 12, 2003

COMMITTEE REPORTS:

Citizen Design Review Committee: Mr. Glynn stated that they discussed the Scenic Vista Project and went to Whitaker Woods to discuss how to keep the trail system open.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive style with a large initial "H" and "M".

Holly L. Meserve  
Project Administrator

May 28, 03

Dear Shula,

I'm writing to you because I can no longer serve, as an alternate on the Planning Board.

Because I am moving out of state shortly.

Please accept my resignation effective immediately.

If you need any of the books or material I have collected.

Please let me know and I will get them to you soon.

Thank you  
Cecilia Macdonald

**I believe the planning board should oppose the granting of an off premise sign for THOR on town property on route 16.**

**I would set a dangerous precedent.**

**Thor, and its predisesors has never had a legal sign on route 16. The THOR property can have a legal sign only on its own property and within all applicable set-back ordinances.**

**Unfortunately, a <sup>error</sup> goof in our ordinances (Glenn Harbeck) permits an undesireable sign on the N-S Road.**

**I would rather live with that than set a bad precedent.**

**THOR does not pay taxes comprable to rt 16 properties - it shouldn't expect the privileges of a highway property.**