

CONWAY PLANNING BOARD

MINUTES

OCTOBER 23, 2003

PAGES

- 1 Review and Acceptance of Minutes
- October 9, 2003 – Adopted as written
- 1 Agnes Birch/Green Granite Limited Partnership – Full Site
Plan Review (PID 246-35) File #FR03-06
- Conditionally Approved
- 1 Saco River Management, LLC – Full Site Plan Review
(PID 258-31) File #FR03-12
- Conditionally Approved
- 2 Other Business
- Scenic Vista – Visitor Center (PID 202-30)
 - Presidential Inn (PID 202-14) - §123-4.A.(5) – File
#NA03-14
 - Tuckerman’s Brewery (PID 277-184) - §123-4.A.(5) –
File #NA03-15
 - Conway School District – New High School
 - Selling of Christmas Trees - §123-4.A.(5) – File
#NA03-16
 - Public Information Meeting on Zoning Changes
(11/13/03)
- 3 MWV Habitat for Humanity – Boundary Line Adjustment
(PID 264-34.1 & 34.2) File #S03-25
- Conditionally Approved

CONWAY PLANNING BOARD

MINUTES

OCTOBER 23, 2003

A meeting of the Conway Planning Board was held on Thursday, October 23, 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, Brian Glynn; 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. Glynn, to approve the Minutes of October 9, 2003 as written. Motion unanimously carried.

AGNES BIRCH/GREEN GRANITE LIMITED PARTNERSHIP – FULL SITE PLAN REVIEW (PID 246-35) FILE #FR03-06

Jay Poulin of H.E. Bergeron Civil Engineers appeared before the Board. Mr. Poulin reviewed the changes to the plan for the relocation of the driveway. Ms. Duane asked for public comment; there was none. The Board reviewed the building elevation plans.

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the Full Site Plan for Agnes Birch/Green Granite Limited Partnership conditionally upon obtaining a NHDOT Driveway Permit; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 22, 2004. Motion unanimously carried.

SACO RIVER MANAGEMENT, LLC – FULL SITE PLAN REVIEW (PID 258-31) FILE #FR03-12

Shawn Bergeron of Bergeron Technical Services appeared before the Board. This application is to construct a 4,980 square foot additional motel building to contain six guest rooms and a laundry area. **Mr. Drinkhall made a motion, seconded by Mr. Robinson, to accept the application for Saco River Management, LLC for a full site plan review as complete. Motion unanimously carried.**

Mr. Irving stated that staff has an issue with the waiver for the driveway width. Mr. Irving stated that the Center Conway Fire Chief is requiring the driveway to be at least 18' in width in order to gain access to the buildings with fire apparatus. Mr. Irving stated that the driveway at the west end of the existing motel unit needs to be increased to 18' as well to be able to gain access to the rear of the building with fire apparatus. Mr. Irving stated that the waiver request would need to be modified. Mr. Irving stated that the

propane tank by the R.V. parking at the rear of the existing building would need to be removed. Mr. Briggs asked if there would be any above ground tanks. Mr. Bergeron stated the tank for the new building would be underground.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.b.; 123-20.F./131-67.C.8.f.; 123-20.I.; 123-22.A.; 123-22.B.; 123-22.C.; 123-29.A.2. & A.3.; and 123-29.D.8. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.b.; 123-20.F./131-67.C.8.f.; 123-20.I.; 123-22.A.; 123-22.B.; 123-22.C.; 123-29.A.2. & A.3.; 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. Robinson made a motion, seconded by Mr. Briggs, to conditionally approve the full site plan for Saco River Management, LLC conditionally upon modifying the plan by removing the boulders from the easterly drive and restoring the driveway to at least 18' in width; modifying the plan by relocating planters on the westerly side of the existing motel building and restoring the access aisle to 18' in width; modifying the plan to remove the propane tank by the R.V. parking; NHDES Septic Approval; NHDOT Driveway Permit; Town Engineer Drainage Approval; Submit a Mylar; A performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 22, 2004. Motion unanimously carried.**

OTHER BUSINESS

Scenic Vista – Visitor Center (PID 202-30): Greg Goucher of the NHDOT appeared before the Board. The Board and Mr. Goucher discussed the new proposed visitor's center pursuant to RSA 674:54. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to congratulate NHDOT and the Citizen and Design Review for a job well done. Motion unanimously carried.**

Presidential Inn (PID 202-14) – §123-4.A.(5) – File #NA03-14: Nolan Moody appeared before the Board. Mr. Irving stated that the applicant would like to expand the building and enclose the existing concrete slab. It was determined to be a 208 square foot expansion, which would be used for mechanicals. Mr. Briggs asked if the expansion would have the same façade. Mr. Moody answered in the affirmative. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to approve the expansion of the building and the enclosure of the existing concrete slab pursuant to §147-4.A.(5) with the conditions that the façade be clapboard or shingle exterior finish and to be at the same roof level. Motion unanimously carried.**

Tuckerman's Brewery (PID 277-184) - §123-4.A.(5) – File #NA03-15: Mr. Irving stated that the applicant would like to enclose the 220 square feet where the dumpsters were located to house bathrooms. Mr. Irving stated that there is no change in green space. **Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the enclosure**

of 220 square feet to house bathrooms pursuant to §147-4.A.(5). Motion unanimously carried.

Conway School District – New High School: Carl Nelson, Superintendent, and Jay Poulin of H.E. Bergeron Civil Engineers appeared before the Board. The Board reviewed the proposed site layout for the new high school. The Planning Board agreed to endorse the project.

Selling of Christmas Trees – File #NA03-16: Mr. Briggs left the table at this time. Mr. Irving asked if the Board would require applicant's who want to sell Christmas trees to apply for a site plan review. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, that Christmas tree lots will not require site plan review pursuant to 123-4.A.(5). Motion unanimously carried.**

Public Information meeting on Zoning Changes: Mr. Briggs rejoined the Board at this time. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to schedule a public information meeting on November 13, 2003. Motion unanimously carried.**

MWV HABITAT FOR HUMANITY – BOUNDARY LINE ADJUSTMENT (PID 264-34.1 & 34.2) FILE #S03-25

There was no agent present. This is an application to add 0.12 of an acre to PID 264-34.1 from PID 264-34.2. **Mr. Glynn made a motion, seconded by Mr. Briggs, to accept the application of MWV Habitat for Humanity for a Subdivision/Boundary Line Adjustment Review as complete. Motion unanimously carried.**

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver request for Articles 131-24.E.; 131-24.J. & 29; §131-24.K.; §131-24.L.; §131-24.O.; §131-24.P.; §131-24.R.; §131-24.T.; §131-24.U.; §131-24.V.; §131-26.A.; §131-26.B.I; §131-26.C.; and §131-37.1.A. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to grant the waiver requests for Articles 131-24.E.; 131-24.J. & 29; §131-24.K.; §131-24.L.; §131-24.O.; §131-24.P.; §131-24.R.; §131-24.T.; §131-24.U.; §131-24.V.; §131-26.A.; §131-26.B.I; §131-26.C.; and §131-37.1.A. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Drinkhall made a motion, seconded by Mr. Robinson, to conditionally approve the Boundary Line Adjustment for MWV Habitat for Humanity conditionally upon submitting a Mylar; when the condition has been met, the plans can be signed out-of-session; and the conditional approval will expire on January 22, 2004. Motion unanimously carried.**

Meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Holly L. Meserve, Recording Secretary