

**CONWAY PLANNING BOARD**

**MINUTES**

**DECEMBER 11, 2003**

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**CONWAY PLANNING BOARD**

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**DECEMBER 11, 2003**

A meeting of the Conway Planning Board was held on Thursday, December 11, 2003, beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Vice Chair, Robert Drinkhall; Secretary, Brian Glynn; Conrad Briggs; 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 November 13, 2003 as written. Motion carried with Mr. O'Brien abstaining from voting.**

**E.J. POLIQUIN CORP./EVERGREEN ON THE SACO – SUBDIVISION REVIEW (PID 265-161.3) FILE #S03-26**

Mark Lucy of White Mountain Survey Company appeared before the Board. This is an application to convert units 3 and 4 from a duplex to single units on Murray Lane off Poliquin Drive. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of E.J. Poliquin/Evergreen on the Saco for a subdivision review as complete. Motion unanimously carried.**

Ms. Duane read the requirements to grant a waiver. Ms. Duane read waiver requests for Articles 131-24.O. & 26.A.; 131-24.T.; 131-66; and 131-67.C.8.h. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver requests for Articles 131-24.O. & 26.A.; 131-24.T.; 131-66; and 131-67.C.8.h. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. Glynn, to conditionally approve the subdivision application for E.J. Poliquin Corp./Evergreen on the Saco conditionally upon obtaining Conway Village Fire Chief Approval; Conway Village Fire District water and sewer approval; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on February 26, 2004. Motion unanimously carried.**

**THORNTON INVESTMENT PROPERTIES INC. – FULL SITE PLAN REVIEW (PID 265-198) FILE #FR03-15**

Shawn Bergeron of Shawn Bergeron Technical Services and Peter Cook of Wellman Associates appeared before the Board. This is an application to install cellular communication panels on the existing WMWV radio tower and construct a

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communication equipment building and enclosure area at the base of the tower. **Mr. Glynn made a motion, seconded by Mr. Briggs, to accept the application of Thornton Investment Properties, Inc. for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Cook stated that this is an overall expansion of our existing service along the Route 16 corridor. Mr. Irving stated that this has been approved by the Zoning Board of Adjustment to allow the larger panels and change the use to allow radio and cellular transmission. Ms. Duane read waiver requests for Articles 123-20.E.; 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.1. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver requests for Articles 123-20.E.; 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.1. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. Mr. O'Brien stepped away from the table at this time. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to conditionally approve the Full Site Plan for Thornton Investment Properties, Inc. conditionally upon Conway Village Fire District water and sewer approval; NHDOT Driveway Permit; a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on February 26, 2004. Motion unanimously carried.**

**NORTH CONWAY LUMBER COMPANY INC. – FULL SITE PLAN REVIEW  
(PID 219-204) FILE #FR03-16**

Shawn Bergeron of Shawn Bergeron Technical Services appeared before the Board. This is an application to redevelop the site by changing the use of the two existing buildings from retail to office and restaurant space and constructing 12,000 square feet of new office space. Mr. O'Brien rejoined the Board at this time. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to accept the application of North Conway Lumber Company Inc. for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated that staff does not necessarily support the waivers for trees and green space. Mr. Briggs and Mr. Glynn agreed. Mr. Glynn stated more green space is necessary. Ms. Duane agreed and stated that there is a lot of asphalt and we have spent a lot of time with the Master Plan. Mr. Bergeron stated that they are providing less impervious surface now than in the past.

Mr. Bergeron stated that this parcel happens to be in the village district and a lot of businesses cannot meet the regulations. Ms. Duane stated that most of the parcels do not have the amount of acreage as this one does. Ms. Duane stated that there have been other parcels before this Board that wanted a similar situation, but we made them put in traffic islands and green space. Mr. Bergeron stated that he is sure his client will feel he is being penalized because he does own the acreage.

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Ms. Duane read waiver requests for Articles 123-29.A.2 and A.3. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to grant the waiver for Article 123-29.A.2. and A.3. Motion defeated with Mr. O'Brien voting in the affirmative.**

Ms. Duane read the waiver request for Article 123-29.B. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-29.B. Motion defeated with Mr. O'Brien voting in the affirmative.**

Ms. Duane read the waiver request for Article 123-29.D.1., 2., & 8. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver request for Article 123-29.D.1., 2., & 8. Motion defeated with Mr. O'Brien voting in the affirmative.**

Ms. Duane asked for public comment; there was none. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to continue the full site plan review for North Conway Lumber until January 8, 2004. Motion unanimously carried.**

**NORTHERN BUILDING SUPPLY INC. – FULL SITE PLAN REVIEW (PID 219-228) FILE #FR03-17**

Shawn Bergeron of Shawn Bergeron Technical Services appeared before the Board. This is an application to raze the rear section of existing storage building, completely raze one storage building, construct a new 17,160 s.f. warehouse/retail building and construct a 1,200 square foot retail building. Mr. Glynn stepped away from the table at this time. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of Northern Building Supply, Inc. for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated that we did not receive elevation drawings of the north and south side and that the applicant does intend to have lumber visible under the eaves. Mr. Irving stated that there would need to be a waiver from Article 123-41 for outdoor display of goods. Mr. Glynn rejoined that Board at this time. Mr. Irving suggested an evergreen hedge along property lines to help soften the visible impact from Depot Road and the North-South Road.

Mr. Bergeron stated that the lumber has been visible for a long time. Mr. Bergeron stated an evergreen hedge along Depot Road can be done, but along the North South Road there is not a lot of opportunity to see this site. Mr. Drinkhall asked how high would the outside display be. Mr. Bergeron answered approximately 13-feet.

Ms. Duane read waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.b.; 131-67.C.8.f. & 123-20.I.; 123-20.G.; 123-21.A.; 123-29.A.2. & A.3.; 123-29.B.; 123-29.D.1. & 8.; 123-30.A.1.; 123-30.A.2.; and 131 Article X Table 2. Mr. Briggs stated that there should some green space at the southern driveway. Mr. Drinkhall stated that the evergreen hedge should be indicated as well as how high they will be when they are planted.

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Mr. Briggs asked if there would be any other outdoor display of goods except for under the eaves. Mr. Bergeron answered in the negative. Mr. Glynn asked about outdoor display for the retail store. Mr. Bergeron stated there would be 120 square feet of outdoor display for the retail building.

**Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to grant the waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.b.; 131-67.C.8.f. & 123-20.I.; 123-20.G.; 123-21.A.; 123-29.A.2. & A.3.; 123-29.B.; 123-29.D.1. & 8.; 123-30.A.1.; 123-30.A.2.; and 131 Article X Table 2. Motion unanimously carried. Ms. Duane read the waiver request for Article 123-41. Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to grant the waiver for Article 123-41. Motion unanimously carried.**

**Mr. Drinkhall made a motion, seconded by Mr. Glynn, to continue the Full Site Plan Review for Northern Building Supply, Inc. until January 8, 2004. Motion unanimously carried.**

**R.G. MACKINNON HOLDINGS INC. – FULL SITE PLAN REVIEW (PID 244-4)  
FILE #FR03-18**

Shawn Bergeron of Shawn Bergeron Technical Services appeared before the Board. This is an application to construct a 20,800 square foot industrial building. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of R.G. Mackinnon Holdings Inc. for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Bergeron withdrew the waiver request for Article 123-20.F./131-67.C.8.a. per Mr. Irving's suggestion. Ms. Duane read waiver requests for Articles 123-20.E.; 123-20.F./131-67.C.8.b.; 123-20.F./131-67.C.8.f. & 123-20.I.; 123-22.B.; 123-29.A.2. & A.3.; 123-29.D.8.; and 123-36.B. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver requests for Articles 123-20.E.; 123-20.F./131-67.C.8.b.; 123-20.F./131-67.C.8.f. & 123-20.I.; 123-22.B.; 123-29.A.2. & A.3.; 123-29.D.8.; and 123-36.B. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. Glynn, to conditionally approve the Full Site Plan for R.G. Mackinnon Holdings Inc. conditionally upon Redstone Fire Chief Approval; NHDES Septic Approval; Town Engineer Drainage Approval; indicate drainage easement (Book & Page) on plan; submit a copy of the recorded drainage easement; move snow storage area out of the wetland buffer; 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 expires on February 26, 2004. Motion unanimously carried.**

**OTHER BUSINESS**

**Willow Place – Conceptual Review and Request for a concurrent site plan and subdivision application (PID 235-40):** Nick Castel appeared before the Board and asked to for a concurrent site plan and subdivision application. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to allow a concurrent site plan and subdivision review. Motion unanimously carried.**

**A. Elizabeth Priebe (PID 277-133) File #FR03-09 – Extension of Conditional Approval:** Mr. Briggs made a motion, seconded by Mr. Glynn, to extend the conditional approval for A. Elizabeth Priebe until May 27, 2004. **Motion unanimously carried.**

**East Conway Bays Realty Trust (PID 252-52) File #FR03-10 – Extension of Conditional Approval:** Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to extend the conditional approval for East Conway Bays Realty Trust until May 27, 2004. **Motion unanimously carried.**

**William Gucwa/Claredon Motel - §123-4.A.(5) - (PID 202-171) NA03-19:** The board requested that the applicant come before the Board in regard to their request for the sale of one car at a time on the motel property not being subject to a Minor or Full Site Plan Review.

Meeting adjourned at 8:54 p.m.

Respectfully Submitted,

Holly L. Meserve  
Recording Secretary