

CONWAY PLANNING BOARD

MINUTES

JUNE 10, 2004

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A meeting of the Conway Planning Board was held on Thursday, June 10, 2004, beginning at 7:03 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Conrad Briggs; Vice Chair, Martha Tobin; Secretary, Robert Drinkhall; Sheila Duane; Steven Porter; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Duane made a motion, seconded by Ms. Tobin, to approve the Minutes of May 27, 2004 as written. Motion unanimously carried.

**HAROLD WHITAKER AND THOMAS FADDEN – 19-LOT SUBDIVISION/
BOUNDARY LINE ADJUSTMENT CONTINUED (PID 266-26 & 70 AND 275-
18.1) FILE #S04-07**

Doug Burnell of H.E. Bergeron appeared before the Board. This is an application to adjust the boundary line between PID 266-26 and 266-70; to merge PID 266-70 with 275-18.1; subdivide PID 275-18.1 into 19 single-family dwelling units to be serviced by 2,100 l.f. of new road off Sargent Road and White Oak Drive. The application was accepted as complete on March 25, 2004.

Mr. Burnell submitted a bypass corridor buffer planting plan for lots 1 through 5. Mr. Irving asked if what is depicted on the plan are existing trees. Mr. Burnell answered in the affirmative. Mr. Irving asked if the new plantings would be scattered throughout the buffer. Mr. Burnell answered in the affirmative.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to conditionally approve the Subdivision Review for Harold Whitaker and Thomas Fadden conditionally upon a road name to being approved by the Conway Police Department; a performance guarantee for all site improvements including landscaping; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 9, 2004. Motion unanimously carried.

OTHER BUSINESS

The Kennett Company/Proposed High School Access Road – Extension of Conditional Approval (PID 262-71) File #S04-03: Ms. Duane made a motion, seconded by Mr. Drinkhall, to extend the conditional approval for The Kennett Company/Proposed High School Access Road until September 23, 2004. Motion carried with Ms. Tobin abstaining from voting.

**Adopted: June 24, 2003 – As Written
CONWAY PLANNING BOARD – JUNE 10, 2004**

§123-30. Architectural Design: Ms. Duane stated that roof top mechanicals should be defined in the ordinance because now if there is no motor than it is not considered a rooftop mechanical. Mr. Irving agreed and stated that roof top mechanicals should be clarified. Ms. Duane stated that applicants are using the BOCA code to determine a rooftop mechanical. Mr. Irving stated that he would work on a definition and submit it to the Board to consider. Ms. Tobin stated that the term rooftop utilities have been substituted for rooftop mechanicals.

Ms. Duane made a motion, seconded by Ms. Tobin, to post the proposed changes to §123-30 to a public hearing on June 24, 2004. Mr. Irving stated that he wanted to make sure the Board understood the proposed change to industrial buildings. Mr. Irving stated that currently industrial buildings are not subject to these regulations.

Mr. Irving stated that the change would require industrial buildings in the Commercial districts to be subject to architectural design and retail buildings in the industrial districts to not be required to meet the architectural design standards. Ms. Duane suggested having another set of architectural design regulations for the industrial district. **Motion unanimously carried.**

Meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary

Tom Irving
Planning Director
Town of Conway

August 14, 2003

Re: Zoning Ordinance N.C.V.R.

Per our discussion on August 13, 2003 the following changes should be considered for the re write.

1. Except heating fuels from definition of hazardous storage tanks non permitted usage.
2. 147.12.4.2.4.1.5 Accessory structures must have at least 500 s/f while the 12 unit per acre states a minimum of 300 s/f. Eliminate minimum or make them consistent.
3. 147.12.4.6.13 .1 Flags - policy should have added verbage removed making definition and regulation consistent and clearer.
4. 147.12.4.7.3 Needs one vehicle to be permitted as with any other residence as for commuting.

(Each address this appears)

Sincerely,



Bob Drinkhall