

CONWAY PLANNING BOARD

MINUTES

JULY 14, 2005

A meeting of the Conway Planning Board was held on July 14, 2005 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Vice Chair, Conrad Briggs; Sheila Duane; Steven Porter; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Martin made a motion, seconded by Mr. Briggs, to approve the Minutes of June 16 and June 23, 2005 as written. Motion unanimously carried.

RIVER RUN COMPANY, INC. – NOTICE OF REVOCATION (PID 215-83) FILE #MR05-01

Ms. Duane stepped down at this time. Sheila Duane appeared before the Board. This is an application to revoke the site plan approvals (MR01-02) for the convenience store with fuel sales at 2815 White Mountain Highway at the request of the owner pursuant to RSA 676:4-a.

Mr. Martin made a motion, seconded by Mr. Porter, pursuant to RSA 676:4-a to revoke the site plan approval for File #MR01-02, which was granted on March 29, 2001. Mr. Drinkhall asked for public comment; Mr. Briggs stated that it is not a gas station anymore and it would be green space to be owned by the Town. Motion unanimously carried.

Mr. Martin made a motion, seconded by Mr. Porter, that the landscaping proposed for PID 215-83 is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Mr. Drinkhall asked for public comment; there was none. Motion unanimously carried.

Set a public hearing for Site Plan and Subdivision Fees: Ms. Duane rejoined the Board at this time. Mr. Martin made a motion, seconded by Mr. Porter, to hold a public hearing on July 28, 2005 in regard to site plan and subdivision fees. Motion unanimously carried.

Proulx North, LLC/Reliable Oil & Propane (PID 260-93) - §123-4.A.5: Mr. Irving stated that they would like to install a 25' x 25' concrete pad to provide temporary storage for tanks that are to be installed at customer's homes. Mr. Irving stated that these tanks are currently on gravel.

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Mr. Briggs made a motion, seconded by Ms. Duane, that a 25' x 25' concrete pad for temporary storage of tanks is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Mr. Drinkhall asked for public comment; there was none. Motion unanimously carried.

Evergreen on the Saco – As Built Plans Units 30, 35 & 50: Ms. Duane made a motion, seconded by Mr. Porter, to sign the as-built plans for units 30, 35 & 50. Motion unanimously carried. The plans were signed.

Donarumo Realty Trust formerly R.G. Mackinnon Holdings, LLC – Extension of Conditional Approval (PID 244-4) File #FR03-18: Mr. Martin made a motion, seconded by Ms. Duane, to extend the conditional approval for Donarumo Realty Trust formerly R.G. Mackinnon Holdings, LLC until October 20, 2005. Motion unanimously carried.

CHRISTOPHER HOYT – 2-LOT SUBDIVISION (PID 263-80) FILE #S05-14

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 42.1 acres into two-lots at 1574 Eaton Road. **Ms. Duane made a motion, seconded by Mr. Briggs, to accept the application of Christopher Hoyt for a Subdivision Review as complete. Motion unanimously carried.**

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver requests for §131-24.N. and §131-24.O & §131-26.A. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver requests for §131-24.N. and §131-24.O & §131-26.A.** Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Ms. Duane made a motion, seconded by Mr. Briggs, to conditionally approve the subdivision for Christopher Hoyt conditionally upon a NHDOT driveway permit; indicating the NHDOT driveway permit number on the plan; submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; and has an expiration date of October 13, 2005. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Committee Reports/Citizen Design Review Committee: Mr. Drinkhall gave a report on Phase 5B of the bypass, the Scenic Vista, the southern terminus and how many times the trees would be replaced on the North-South Road.

EUGENE AND CHARLENE GRAY – 2-LOT SUBDIVISION (PID 263-80) FILE #S05-15

Bob Tafuto of Ammonoosuc Survey Company appeared before the Board. This is an application to subdivide 5.47 acres into two-lots at 250 Allens Siding Road. **Ms. Duane**

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made a motion, seconded by Mr. Martin, to accept the application of Eugene and Charlene Gray for a 2-lot subdivision as complete. Motion unanimously carried.

Mr. Drinkhall read the waiver requests for §131-24.E. & O. and §131-26.A and 131-37.1.A. **Mr. Martin made a motion, seconded by Ms. Duane, to grant the waiver requests for §131-24.E. & O. and §131-26.A and 131-37.1.A.** Mr. Drinkhall asked for public comment in regard to the waiver requests; there was none. **Motion unanimously carried.** Mr. Drinkhall asked for public comment in regard to the application; there was none.

Ms. Duane made a motion, seconded by Mr. Martin, to conditionally approve the 2-lot subdivision for Eugene and Charlene Gray conditionally upon a performance guarantee for landscaping; when the condition has been met, the plans can be signed out-of-session; and has an expiration date of October 13, 2005. Motion unanimously carried.

HAROLD WHITAKER AND THOMAS FADDEN – 4-LOT SUBDIVISION (PID 266-160 & 275-18.17) FILE #S05-16

Maureen McGlone of H.E. Bergeron appeared before the Board. This is an application to subdivide two-lots with a total of 13.57 acres into four-lots on Nickelback Road. **Ms. Duane made a motion, seconded by Mr. Martin, to accept the application of Harold Whitaker and Thomas Fadden for a four-lot subdivision as complete. Motion unanimously carried.**

Mr. Martin asked if lot 8 and 22 would need a culvert. Mr. Irving stated that this application would need to be continued so we could check with the Town Engineer in regard to the culvert. Mr. Drinkhall asked for public comment; there was none. Ms. McGlone stated that there is a deed restriction that does not allow the further subdivision of lot 7. Ms. McGlone stated that the deed restriction needs to be resolved.

Mr. Martin made a motion, seconded by Ms. Duane, to continue the 4-lot subdivision review for Harold Whitaker and Thomas Fadden until July 28, 2005. Motion unanimously carried.

TRAFFORD'S RV – FULL SITE PLAN REVIEW CONTINUED (PID 260-48) FILE #FR05-09

This is an application to redevelop an existing auto salvage yard into an RV sales and service facility by constructing an 80'x200' sales office and maintenance building, moving the 40'x50' garage to the back of the lot, and using the remainder of the lot for RV storage. The Board accepted this application as complete on April 28, 2005.

Ms. Duane made a motion, seconded by Mr. Porter, to conditionally approve the Full Site Plan Review for Trafford's RV conditionally upon revising plans per Town Engineer memorandum dated 07/06/05; submitting four revised plan sets;

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submitting a Mylar(s); a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and an expiration date of September 22, 2005. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

**THOMAS FADDEN – FULL SITE PLAN REVIEW CONTINUED (PID 253-12)
FILE #FR05-12**

Ronald Briggs of Briggs Land Surveying and Thomas Fadden appeared before the Board. This is an application to create an outdoor industrial parking/storage area. This application was accepted as complete on June 9, 2005.

Mr. Ron Briggs stated that there needed to be a buffer between the subject property and an abutter. Mr. Ron Briggs stated two plans have been submitted, one indicating a fence and the other indicating a hedge. Mr. Ron Briggs stated that the advantage to the fence is that there is something there immediately rather than waiting for something to grow. Mr. Drinkhall stated that he thinks the fence would suffice. Mr. Conrad Briggs stated that he thought the hedge would be more appropriate.

Steve Snow stated trees already proposed would be sufficient and neither the fence nor the hedge would be necessary. Mr. Snow asked if the sediment pond is necessary. Mr. Irving answered in the affirmative. Mr. Snow stated that he would rather see the pond at the back of the lot where there is already a natural drainage.

Mr. Irving stated the drainage as designed is adequate and approved. Mr. Drinkhall asked why is Mr. Snow so opposed to the drainage system. Mr. Snow stated that he is concerned with the water table. Mr. Irving stated there were concerns from the abutter in regard to drainage at the front of the property; plus there was new pavement. Mr. Irving stated that two engineers have approved the drainage.

Mr. Drinkhall read the waiver requests for Articles 123-20.E. & 123-22.B.; 123-29.A.4.; 123-29.D.1.; and 123-36.B. **Ms. Duane made a motion, seconded by Mr. Martin, to grant the waiver requests for Articles 123-20.E. & 123-22.B.; 123-29.A.4.; 123-29.D.1.; and 123-36.B.** Mr. Drinkhall asked for public comment; Ms. Snow asked why a handicap parking space was needed for this type of business. Mr. Irving stated it is a federal law. **Motion unanimously carried.**

Ms. Duane made a motion, seconded by Mr. Porter, to conditionally approve the full site plan for Thomas Fadden conditionally upon submitting revised plans removing the fence and/or hedge; adding a note to the plan indicating easement deed to be recorded; submitting a Mylar; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out of session; an expiration date of September 8, 2005; and have a subsequent condition that a copy of the recorded easement deed to be submitted to Town within 30-days of final approval. Motion unanimously carried.

KGI MOUNTAIN VALLEY MALL, LLC – FULL SITE PLAN REVIEW (PID 246-38) FILE #FR05-10

This is an application for the redevelopment of the Mountain Valley Mall property resulting in five buildings on the site for a total of 272,000 square feet of commercial floor area at 32 Mountain Valley Boulevard and was accepted as sufficiently complete on May 12, 2005.

Mr. Irving stated that the applicant has requested a continuance. **Ms. Duane made a motion, seconded by Mr. Porter, to continue the full site plan for KGI Mountain Valley Mall, LLC until August 11, 2005. Motion unanimously carried.**

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary