

CONWAY PLANNING BOARD

MINUTES

OCTOBER 27, 2005

A meeting of the Conway Planning Board was held on Thursday, October 27, 2005 beginning at 7:07 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; Russell Henderson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Briggs made a motion, seconded by Mr. Martin, to approve the Minutes of October 13, 2005 as written. Motion carried with Ms. Duane abstaining from voting.

JONATHAN WELLS – 3-LOT SUBDIVISION (PID 219-104) FILE #S05-24

Maureen McGlone of H.E. Bergeron appeared before the Board. This is an application to subdivide 1.58 acres into 3-lots. **Mr. Martin made a motion, seconded by Mr. Porter, to accept the application of Jonathan Wells for a subdivision review as complete. Motion unanimously carried.**

Mr. Drinkhall asked for public comment; Barbara Frydman stated that she lives next door to the subject property and she would like to know what is proposed to be built on these two lots. Mr. Irving stated that this is a subdivision of land only. Marc Frydman stated that there is a boundary dispute on going between them and the applicant and he has a problem with the subdivision.

Mr. Irving asked Mr. Frydman to write to the Town in regard to the boundary line dispute, as that is a new wrinkle with this application. Mr. Martin asked what property line is being disputed. Mr. Frydman answered both of their property lines. Ms. Frydman stated that the existing home is being rented with up to 20 occupants. Ms. Frydman stated that there are a lot of cars and the noise is terrible. Ms. Frydman stated that there is trash everywhere and she finds it totally offensive. Ms. Frydman stated that she is concerned that they will not be single-family homes, but front row rental properties to Mt. Cranmore. Ms. Frydman stated that she is against this type of application.

Mr. Frydman stated that they have a very quiet neighborhood and the biggest concern is more multiple family dwellings for seasonal rental. Mr. Frydman stated that he has tried to speak with Mr. Wells, but he has not been very honest through out this process.

Claudine Safar of Cooper, Deans and Cargill stated that she is representing an abutter, the Damore's, and would hold comment to the next meeting. Mr. Drinkhall closed public comment at this time.

Mr. Briggs made a motion, seconded by Mr. Martin, to continue the subdivision for review for Jonathan Wells until November 17, 2005. Motion unanimously carried.

FRAM REAL ESTATE INVESTMENT COMPANY, LLC – MINOR SITE PLAN REVIEW (PID 235-33) FILE #MR05-02

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. This is an application to construct a 914 square foot mezzanine inside a retail building. **Ms. Duane made a motion, seconded by Mr. Porter, to accept the application of Fram Real Estate Investment Company, LLC for a minor site plan review as complete. Motion unanimously carried.**

Mr. Irving stated that there is a stockade fence proposed in the southeast corner along the railroad and Echo Acres Road with the hope that it would limit snowmobile access. Mr. Irving stated there are no other proposed changes to the site. Mr. Irving stated that the Route 16 entrance is a southbound exit and southbound enter only, but it is not functioning that way. Mr. Irving stated that there is a concern with this entrance and the State has asked that an approval not be granted at this time until they have investigated the situation. Mr. Irving read an email from Randy Talon of the NHDOT.

Mr. Allen stated that we have that same problem all along the strip. Mr. Briggs stated he would like to see one or two of the previous waivers revisited. Mr. Briggs stated that he received a phone call from Russ Seybold of the Conway Scenic Railroad with the concern that the applicant has cut trees on his property. Mr. Martin stated that the fence should help cut the sound down for the abutters. Mr. Porter suggested a hedge along the fence as well. Mr. Henderson asked if the additional retail space would affect the outdoor display area. Mr. Irving stated that it would increase the amount of outdoor display area allowed.

The Board asked the applicant to provide a hedge along the exterior of the stockade fence; trees that have been removed along the western boundary on the neighbors property; all of the outdoor display areas for this site on a plan with the sizes; and a revised landscaping plan showing what will be there at the end of the day.

Ms. Duane made a motion, seconded by Mr. Martin, to continue the minor site plan review for Fram Real Estate Investment Company, LLC until November 17, 2005. Motion unanimously carried.

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

Maureen McGlone of H.E. Bergeron appeared before the Board. 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.

**Adopted: December 8, 2005 – As Written
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Ms. McGlone requested a continuance. **Mr. Henderson made a motion, seconded by Ms. Duane, to continue the full site plan for KGI Mountain Valley Mall, LLC until November 17, 2005. Motion unanimously carried.**

**KATHERINE BRASSILL/ADVENTURE SUITES – FULL SITE PLAN REVIEW
CONTINUED (PID 202-14) FILE #FR05-19**

This is an application to renovate façade of existing 16-unit motel and construct a 28'x32' garage and a 12'x16' shed. This application was accepted as complete on October 13, 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 review for Katherine Brassill/Adventure Suites until November 17, 2005. Motion unanimously carried.**

OTHER BUSINESS

Mt. Washington Observatory (PID 218-55) – Letter from Dalton Flannery: After a brief discussion, the Board determined that this must have been a school project as all Board members received a letter from someone in regard to the signage at the Mt. Washington Observatory. The Board decided to take no action.

Green Granite Limited Partnership/Agnes Birch (PID 246-35) File #FR03-06 – Extension of Conditional Approval: Ms. Duane made a motion, seconded by Mr. Porter, to extend the conditional approval for Green Granite Limited Partnership/Agnes Birch until December 8, 2005. Motion unanimously carried.

James and Linda Digiandomenico (PID 262-64) File #S04-27 – Extension of Conditional Approval: Ms. Duane made a motion, seconded by Mr. Porter, to extend the conditional approval for James and Linda Digiandomenico until May 25, 2006. Motion unanimously carried.

Capital Improvements Plan (CIP): The Board agreed to finish reviewing the CIP package given to them and respond by the end of the year.

Meeting adjourned at 7:52 pm.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary