

CONWAY PLANNING BOARD

MINUTES

DECEMBER 10, 2009

PAGES

- | | |
|---|---|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• November 12, 2009 – Adopted as Written |
| 1 | Public Hearing – §131 – Subdivision Regulations <ul style="list-style-type: none">• Adopted as proposed
Public Hearing – §123 – Site Plan Regulations <ul style="list-style-type: none">• Adopted as proposed |
| 1 | Redstone Properties, Inc (PID 245-65) – Full Site Plan Review (File #FR09-07) <ul style="list-style-type: none">• Continued until January 28, 2010 |
| 1 | Estate of Sandra Ashnault (PID 218-315) – Concurrent Site Plan and Subdivision Review (File #FR09-06 & #S09-10) <ul style="list-style-type: none">• Continued until January 28, 2010 |
| 2 | Other Business <ul style="list-style-type: none">• Hugh Hastings/Hale Estates (PID 250-32, 57, 71 & 100/263-62) – Amendment to Conditional Approval (File #S09-06)• Harold Whitaker and Thomas Fadden (PID 243-12) – Conditional Approval Expiring (File #S08-05)• Shawn and Rebekah Edwards – Lot Merger (PID 276-93.1 & 93.2)• Committee Reports |

CONWAY PLANNING BOARD

MINUTES

DECEMBER 10, 2009

A meeting of the Conway Planning Board was held on Thursday, December 10, 2009 beginning at 7:02 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Robert Drinkhall; Vice Chair, Martha Tobin; Ted Sares; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Sares made a motion, seconded by Ms. Tobin, to approve the Minutes of November 12, 2009 as written. Motion unanimously carried.

PUBLIC HEARING – §131 – SUBDIVISION REGULATIONS

This is a public hearing to revise §131-3 Definitions; §131-9 Filing and submission of application; §131-13 Fees and Costs; §131-14 Performance Guarantee or Bond; §131-24 Information required for a completed application acceptance; §131-29 Factors for Determining Suitability of Land; Article VI Road Construction and Design; Article VII Erosion Control; and Article X Road Standards.

Mr. Porter opened the public hearing at 7:03 pm. Mr. Porter asked for public comment; there were none. Mr. Porter closed the public hearing at 7:03 pm.

Mr. Sares made a motion, seconded by Ms. Tobin, to adopt the proposed amendments to §131 as written. Motion unanimously carried.

PUBLIC HEARING – §123 – SITE PLAN REGULATIONS

This is a public hearing to revise §123-8, Fees. Mr. Porter opened the public hearing at 7:04 pm. Mr. Porter asked for public comment; there was none. Mr. Porter closed the public hearing at 7:05 pm. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, to adopt the proposed amendments to §123-8 as written. Motion unanimously carried.**

REDSTONE PROPERTIES INC (PID 245-65) – FULL SITE PLAN REVIEW (FILE #FR09-07)

Jonathan Springer of Bosen & Springer appeared before the Board. This is an application to construct a wireless communication facility and associated infrastructure. **Mr. Drinkhall made a motion, seconded by Mr. Sares, to accept the application of Redstone Properties, Inc for a Full Site Plan Review as complete. Motion unanimously carried.**

**Adopted: January 28, 2010 – As Written
CONWAY PLANNING BOARD – DECEMBER 10, 2009**

Mr. Springer stated that the drainage plan needs additional work. Mr. Springer reviewed the project. Mr. Bosen stated that the tower is designed for a total of five carriers with the top spot for US Cellular. Mr. Bosen stated that this does have an emergency generator. Mr. Bosen stated that the tower will not be lit, the utilities are underground and there is no water or sewer. Mr. Bosen stated that the only traffic is one or two trips per month per carrier after construction.

Mr. Sares asked about pedestrian traffic and snowmobiles. Mr. Springer stated there is no pedestrian traffic as there will only be passenger vehicle. Mr. Springer stated if the road is not plowed they may use a snowmobile. Mr. Sares stated that the town gains a tower and the community loses a beautiful area. Mr. Sares stated there is a lot of people who disagree and the Board of Selectmen were not happy, but understand that he cannot say no.

Mr. Porter asked for public comment; there was none. Mr. Porter stated public comment will be allowed at the next meeting. Mr. Sares asked if there could be another balloon test. Mr. Irving stated that you could always ask for one. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the Site Plan Review for Redstone Properties, Inc until January 28, 2010. Motion unanimously carried.**

ESTATE OF SANDRA ASHNAULT (PID 218-315) – CONCURRENT FULL SITE PLAN AND SUBDIVISION REVIEW (FILE #FR09-06 & #S09-10)

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 1.95 acres into two-lots and a 4-unit subdivision with infrastructure modifications. This application was accepted as complete on November 12, 2009.

Ms. Smith stated they are still working with the Town Engineer. **Mr. Sares made a motion, seconded by Mr. Drinkhall, to continue the Concurrent Site Plan and Subdivision Review for the Estate of Sandra Ashnault until January 28, 2010. Motion unanimously carried.**

OTHER BUSINESS

Hugh Hastings/Hale Estates (PID 250-32, 57, 71 & 100/263-62) – Amendment to conditional approval (File #S09-06): Hugh Hastings appeared before the Board. Thomas Fadden was in attendance. Mr. Irving stated one of the concerns of the neighborhood was surety being in place. Jan LaRue asked for clarification on the surety. Mr. Irving reviewed the surety requirement. Mr. Hastings stated that he agrees with the amended conditional approval.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to amend the conditional approval for Hugh Hastings/Hale Estates [File #S09-06] to submit Town Engineer Review and Approval; Conway Village Fire Chief Approval; NHDES Alteration of Terrain Approval and indicate approval number on plan; indicate NHDES Wetland Approval number on plan; NHDES water system approval and indicate approval number on plan; submit four sets of revised [three to remain with the Town]; submitting Mylar(s) for recording; submitting a \$25 check made payable to Carroll County Registry of Deeds; removing submittal of a performance guarantee for all site improvements [item #7]; providing surety for on-site erosion control and rehabilitation and all landscaping should the applicant fail

Adopted: January 28, 2010 – As Written
CONWAY PLANNING BOARD – DECEMBER 10, 2009

to complete the on-site infrastructure with the provision that said surety may be rolled over to cover existing infrastructure improvements represented on the conditionally approved plans; upon satisfaction of the foregoing conditions, the applicant may commence construction of the road and other infrastructure, in accordance with the plans and specifications, prior to final approval; prior to final approval and recording of the subdivision, surety for any infrastructure (on-site and off-site) and all landscaping; and until final approval is granted no lots shall be sold or offered for sale; and this conditional approval will expire on December 8, 2011. Motion unanimously carried.

Harold Whitaker and Thomas Fadden (PID 243-12) – Conditional Approval Expiring (File #S08-05): Thomas Fadden was in attendance. Mr. Drinkhall made a motion, seconded by Ms. Tobin, to extend the conditional approval for Harold Whitaker and Thomas Fadden until December 9, 2010. Motion unanimously carried.

Shawn and Rebekah Edwards – Lot Merger (PID 276-93.1 & 93.2): Mr. Drinkhall made a motion, seconded by Ms. Tobin, to sign the lot merger for Shawn and Rebekah Edwards merging PID 276-93.1 and 276-93.2. Motion unanimously carried.

Committee Reports: Mr. Drinkhall stated the Garage Committee reviewed the plans and made changes. Mr. Drinkhall stated that those changes will be summarized at the December 17th meeting. Mr. Drinkhall stated at that time they are hoping to forward a recommendation to the Board of Selectmen for the warrant.

Meeting Adjourned at 7:32 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant