

**CONWAY PLANNING BOARD**

**MINUTES**

**JANUARY 28, 2010**

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CONWAY PLANNING BOARD

MINUTES

JANUARY 28, 2010

A meeting of the Conway Planning Board was held on Thursday, January 28, 2010 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; Secretary, Patricia Sell; Steven Hartmann; David Sordi; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the Minutes of December 10, 2009 as written. Motion carried with Ms. Sell and Mr. Sordi abstaining from voting.**

**PTF REALTY TRUST (PID 265-161.2) – FULL SITE PLAN REVIEW (FILE #FR10-01)**

Christopher Davies of Great Bridge Properties and Mark Lucy of White Mountain Survey appeared before the Board. This is an application to construct a three story 32 unit residential building with associated infrastructure. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, to accept the application of PTF Realty Trust for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated that NHDOT does not anticipate any changes to the site itself outside of the State's right-of-way and the Town Engineer does not have an issue with a conditional approval. Mr. Irving stated that he would like to revise his recommendation to conditionally approve rather than continue.

Mr. Porter asked for public comment; Bob Dipace stated that they have met with Mr. Davies a few times and each time he has been welcoming to our comments and concerns and satisfied that he will follow through with those. Mr. Dipace stated that he thinks the Board needs to look at a cross walk at Route 16 as there will be a lot of people who will cross in that area as there is a supermarket across the street. Mr. Dipace stated that the Board should look at the best way to have a safety feature at that intersection.

Debra Carbone stated that she saw the article in the paper and would like to be a potential resident. Ms. Carbone stated that she works at Mineral Springs and she would like to live close to the job. Ms. Carbone stated that this is a wonderful thing and wished them good luck with this project. Mr. Porter closed to public comment.

Mr. Porter read the waiver request for §123-21.A.2. c. **Ms. Tobin made a motion, seconded by Ms. Sell, to grant the substitution for §123-21.A.2.c.** Mr. Porter asked for Board comment; there was none. **Motion unanimously carried.**

Mr. Porter read the waiver request for §123-29.D.8. **Mr. Drinkhall made a motion, seconded by Ms. Sell, to grant the waiver for §123-29.D.8.** Mr. Porter asked for Board comment; there was none. **Motion unanimously carried.**

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Mr. Irving stated that the deed restriction language is acceptable by the Town Attorney and asked when they think the property will be conveyed. Mr. Davies stated probably sometime late summer or early fall.

**Ms. Sell made motion, seconded by Mr. Sordi, to conditionally approve the Full Site Plan for PTF Realty Trust conditionally upon addressing the deficiency list dated January 20, 2010; Conway Village Fire District Water and Sewer approval; NHDOT Driveway Permit and indicate approval number on plan; Town Engineer approval; copy of recorded deed with deed restriction per the ZBA restriction; four sets of revised plans with stamps and original signatures; submitting Mylar(s); Supplemental Review Fees; 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 will expire on January 31, 2011. Motion unanimously carried.**

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

Jonathan Springer of Bosen & Springer and Louis Bruno of Chappell Engineering appeared before the Board. This is an application to construct a wireless communication facility and associated infrastructure. This application was accepted as complete on December 10, 2009. Mr. Irving stated that Town Engineer has indicated that there are some significant items that need to be addressed that may require substantive changes. Mr. Springer gave an overview of the project.

Ms. Sell asked how the generator would affect the abutters. Mr. Bosen stated that it only runs during emergencies or once in a while to turn it over; very limited use. Mr. Bosen stated that he is very confident that it won't be heard, but will get the DBA level. Mr. Sordi asked how they would fill the propane in the winter if the road is not plowed. Mr. Bosen stated he would check. Mr. Irving stated that the Board is looking for the sound level of the generator and what the propane service plan is if the road is not plowed.

Mr. Irving read the waiver requests for §123-6.A.; §123-6.B (2); §123-6.B.(4); §123-29; §123-29.D; and §123-30.A.1, A.2 and A.3. **Mr. Drinkhall made a motion, seconded by Mr. Hartmann, to grant the waivers for §123-6.A.; §123-6.B.(2); §123-6.B.(4); §123-29; §123-29.D; and §123-30.A.1, A.2 and A.3. Motion unanimously carried.**

**Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the Full Site Plan Review for Redstone Properties, Inc until February 25, 2010 with all new information to be submitted by February 12, 2010. Motion unanimously carried.**

**ESTATE OF SANDRA ASHNAULT (PID 218-315) – CONCURRENT FULL SITE PLAN  
AND SUBDIVISION REVIEW CONTINUED (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.

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Mr. Porter read waiver requests for §131-67.C.5; §131-48.F and §131-28; 131-67.C.8.g; §123-20.I; §123-20.E; §131-67.C.8.d; and §131-67.C.8.b; §131-30.E; and §123-29.A.3. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to grant the waiver request for §131-67.C.5; §131-48.F and §131-28; 131-67.C.8.g; §123-20.I; §123-20.E; §131-67.C.8.d; and §131-67.C.8.b; §131-30.E; and §123-29.A.3. Motion unanimously carried.**

**Mr. Drinkhall made a motion, seconded by Ms. Sell, to conditionally approve the Concurrent Site Plan and Subdivision Review for the Estate of Sandra Ashnault conditionally upon changing §123-30.I to §123-20.I under the Waivers Granted Table; Town Engineer Approval; submit supplemental review fees; submitting Mylar(s); submitting 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 will expire on April 22, 2010. Motion unanimously carried.**

**OTHER BUSINESS**

**River Run Company (PID 218-56) - §123-4.A.(5) – File #NA10-01:** Sheila Duane of River Run Company appeared before the Board. Ken Cargill of Cooper Cargill Chant was in attendance. This is an application to use a portion of the second floor equivalent to the approved retail square footage on the first floor for retail.

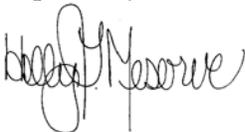
**Ms. Sell made a motion, seconded by Ms. Tobin, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that using a portion of the second floor equivalent to the approved retail square footage on the first floor for retail is not subject to a Minor 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. Hartmann asked what you will do with the space on the first floor. Ms. Duane stated that they have an application that will be before the Board on February 11<sup>th</sup> to convert the entire building to retail and office space. Ms. Duane stated that they would not rent the space until they received approval from the Board. **Motion unanimously carried.**

**Call for Public Hearing regarding petitioned zoning amendments: Mr. Drinkhall made a motion, seconded by Ms. Tobin, to hold a public hearing on petitioned Zoning Amendments on February 11, 2010. Motion unanimously carried.**

**Committee Reports:** Mr. Drinkhall gave an overview of the last Garage Committee meeting. Mr. Drinkhall stated that the next meeting would be on February 2<sup>nd</sup> at 2:00 pm at the Conway Town Office.

Meeting Adjourned at 8:05 pm.

Respectfully Submitted,



Holly L. Meserve  
Planning Assistant