

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 25, 2010

PAGES

	1	Review and Acceptance of Minutes <ul style="list-style-type: none">February 11, 2010 – Adopted as Amended
Mathews	1	Paul and Katherine McCormack/Arlene and Leslie (PID 219-102 & 103) – Boundary Line Adjustment (File #S10-01) <ul style="list-style-type: none">Continued until March 11, 2010
	2	Redstone Properties, Inc (PID 245-6) – Full Site Plan Review Continued (File #FR09-07) <ul style="list-style-type: none">Continued until March 25, 2010
	2	River Run Company (PID 246-34) – Minor Site Plan Review (File #MR10-01) <ul style="list-style-type: none">Conditionally Approved
	3	Town of Conway (PID 252-59) – 2-Lot Subdivision (File #S10-02) <ul style="list-style-type: none">Conditionally Approved
	3	Public Hearing – Site Plan Review Regulations – §123-46 <ul style="list-style-type: none">Adopted
	3	Public Hearing – Site Plan Review Regulations – §123-8.H <ul style="list-style-type: none">Adopted
	3	Public Hearing – Subdivision Review Regulations – §131-13.H <ul style="list-style-type: none">Adopted
	4	Other Business <ul style="list-style-type: none">Committee Reports

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 25, 2010

A meeting of the Conway Planning Board was held on Thursday, February 25, 2010 beginning at 7:04 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Robert Drinkhall; Secretary, Patricia Sell; Steven Hartmann; David Sordi; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of February 11, 2010 should be amended as follows: page 5, second paragraph, last line, should read "...additional staff to police nor does she want the strip to look like a circus"; and page 6, second paragraph under Conway Village Commercial District, line 1 should read "... this amendment is clear and can be interpreted". **Ms. Sell made a motion, seconded by Mr. Porter, to approve the Minutes of February 11, 2010 as amended. Motion carried with Mr. Drinkhall and Mr. Sordi abstaining from voting.**

PAUL AND KATHERINE MCCORMACK/ARLENE AND LESLIE MATHEWS (PID 219-102 & 103) – BOUNDARY LINE ADJUSTMENT (FILE #S10-01)

Doug Burnell appeared before the Board. This is an application to swap 133 square feet of land between PID 219-102 and PID 219-103 so the McCormack home no longer crosses the boundary line.

Mr. Irving stated one of the highlight issues was we had not received a signature from one of the owners. Mr. Irving read a letter from Kenneth Cargill. Mr. Irving stated that the letter from Mr. Cargill is not necessarily a signature from an applicant to invoke an approval; it is a partial signature so they don't have to withdraw the application and reapply. Mr. Irving stated that he is precluded from recommending the application being accepted as complete, but he would leave it to the Board's discretion.

Mr. Burnell stated that Leslie Mathews is herself an attorney and wanted a local attorney to review this application. Mr. Burnell stated that Ms. Mathews is okay with the adjustment; hired Mr. Cargill to review and it was then acknowledged that there was an oil spill on the McCormack property. Mr. Burnell stated that he is not sure if the McCormack's knew this as they recently purchased the property. Mr. Burnell stated that Ms. Mathews is waiting for paperwork from NHDES that the oil spill was taken care of properly. Mr. Burnell stated that she wants to be sure she is not inheriting any liability with this property.

Ms. Sell made a motion, seconded by Mr. Porter, to accept the application of Paul and Katherine McCormack and Arlene and Leslie Mathews for a Boundary Line Adjustment as complete. Motion unanimously carried.

Adopted: March 11, 2010 – As Written
CONWAY PLANNING BOARD – FEBRUARY 25, 2010

Mr. Porter asked for public comment; there was none. **Ms. Sell made a motion, seconded by Mr. Hartmann, to continue the Boundary Line Adjustment review for Paul and Katherine McCormack/Arlene and Leslie Mathews until March 11, 2010. Motion unanimously carried.**

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

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 the engineers have not worked everything out. Mr. Irving stated that they have submitted a waiver of the 65-day requirement for Planning Board action as stipulated in RSA 676:4(i)(c)(1). **Mr. Drinkhall made a motion, seconded by Ms. Sell, to continue the Full Site Plan Review for Redstone Properties until March 25, 2010. Motion unanimously carried.**

RIVER RUN COMPANY (PID 246-34) – MINOR SITE PLAN REVIEW (FILE #MR10-01)

Sheila Duane of River Run Company appeared before the Board. This is an application to convert caretaker's unit to retail and office space for a total of 2,960 square feet of retail space, 990 square feet of office space and six inside restaurant seats and two, four seat picnic tables outside. This application was accepted as complete on February 11, 2010.

Ms. Duane stated when they first moved the building to this location they were not sure what the market would do. Ms. Duane stated that they were unable to market it as a caretakers unit, so now they would like to go with the market, which is retail and office. Ms. Duane stated that the granite planters were added after the fact to hide the foundation that was higher than they would have liked. Ms. Duane stated that they believe the planters are more aesthetically pleasing. Ms. Sell stated that this is a significant improvement and the applicant has done a tremendous amount of work that adds to the community. Mr. Porter stated that he would agree with Ms. Sell.

Mr. Porter read the waiver request for §123-20.F/§131-67.C.8.a/§123-27; §123-20.G; §123-21.A.1; §123-29.A.2 & A.3; and §123-29.D.8. **Mr. Drinkhall made a motion, seconded by Ms. Sell, to grant the waiver request for 123-20.F/§131-67.C.8.a/§123-27; §123-20.G; §123-21.A.1; §123-29.A.2 & A.3; and §123-29.D.8.**

Mr. Porter asked for Board comment; Mr. Hartmann stated that he has an issue with parking spaces. Mr. Hartmann asked if it is mandated that the tenants use the off-site parking. Ms. Duane answered in the affirmative. Mr. Hartmann stated that he sees the same cars in the parking lot all the time. Ms. Duane stated that she will mention this to the tenants and make sure they use the off-site parking. Mr. Hartmann stated that he thinks this is one of the best projects in the Village by saving an old building and moving it. **Motion unanimously carried.**

Mr. Drinkhall made a motion, seconded by Ms. Sell, to conditionally approve the Full Site Plan for the River Run Company conditionally upon indicating NHDOT driveway permit amendment date on the plan; submitting four copies of revised plans with original stamps and signatures; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on May 27, 2010. Motion unanimously carried.

Adopted: March 11, 2010 – As Written
CONWAY PLANNING BOARD – FEBRUARY 25, 2010

TOWN OF CONWAY (PID 252-59) – 2-LOT SUBDIVISION (FILE #S10-02)

This is an application to subdivide 6.17 acres into two-lots pursuant to a binding 1988 Lease/Purchase Agreement between the Town of Conway and the NH Courts. Mr. Irving stated that this application is coming approximately 20 years too late. Mr. Irving stated when the 20 year loan expired last year, the Courts wanted the Town to convey title, but full approval had not been obtained from the Planning Board. Mr. Irving stated that this application closes that loop.

Mr. Drinkhall made a motion, seconded by Mr. Hartmann, to accept the application of the Town of Conway for a Subdivision Review as complete. Motion unanimously carried.

Mr. Irving stated that NHDES Subdivision approval has been obtained and the permit will be sent to the Town. Mr. Irving stated that this is government uses on government land and is not subject to zoning.

Mr. Drinkhall made a motion, seconded by Ms. Sell, to conditionally approve the 2-lot subdivision for the Town of Conway conditionally upon indicating NHDES Subdivision approval number on plan; when the conditions have been met, the plans can be signed out-of-season; this conditional approval will expire on May 27, 2010; and a subsequent condition that the new lot monuments be set. Motion unanimously carried.

PUBLIC HEARING – SITE PLAN REVIEW REGULATIONS - §123-46

This is a public hearing to amend §123-46 regarding plan and notice of decision recordings at Carroll County Registry of Deeds. The public hearing was opened at 7:31 pm. Mr. Irving stated that it has become extremely more difficult to record plans at the Registry of Deeds and there is no statutory requirement to record site plans. Mr. Irving stated that the Town would like to record the notice of decision only. Mr. Porter asked for public comment; there was no public in attendance. The public hearing was closed at 7:34 pm.

Ms. Sell made a motion, seconded by Mr. Drinkhall, to adopt the proposed amendments to §123-46 as written. Motion unanimously carried.

PUBLIC HEARING – SITE PLAN REVIEW REGULATIONS - §123-8.H.

This is a public hearing to amend §123-8.H to amend the plan scanning fees. The public hearing was opened at 7:34 pm. Mr. Porter asked for public comment; there was no public in attendance. The public hearing was closed at 7:34 pm. **Ms. Sell made a motion, seconded by Mr. Drinkhall, to adopt the proposed amendments to §123-8.H as written. Motion unanimously carried.**

PUBLIC HEARING – SUBDIVISION REVIEW REGULATIONS - §131-13.H

This is a public hearing to amend §131-13.H to amend the plan scanning fees. The public hearing was opened at 7:35 pm. Mr. Porter asked for public comment; there was no public in attendance. The public hearing was closed at 7:35 pm.

Adopted: March 11, 2010 – As Written

CONWAY PLANNING BOARD – FEBRUARY 25, 2010

Ms. Sell made a motion, seconded by Mr. Sordi, to adopt the proposed amendments to §131-13.H as written. Motion unanimously carried.

OTHER BUSINESS

Committee Reports: There were no committee reports.

Meeting Adjourned at 7:37 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant