

CONWAY PLANNING BOARD

MINUTES

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CONWAY PLANNING BOARD

MINUTES

APRIL 22, 2010

A meeting of the Conway Planning Board was held on Thursday, April 22, 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; Vice Chair, Martha Tobin; Secretary, Patricia Sell; Ted Sares; Steven Hartmann; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

ELECTION OF OFFICERS

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to nominate Mr. Porter as Chair. Motion unanimously carried.

Mr. Drinkhall made a motion, seconded by Ms. Sell, to nominate Ms. Tobin as Vice Chair. Motion unanimously carried.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to nominate Ms. Sell as Secretary. Motion unanimously carried.

ALTERNATE MEMBER

Ms. Tobin made a motion, seconded by Mr. Porter, to appoint David Sordi as an alternate. Motion carried with Mr. Sares voting in the negative.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Mr. Drinkhall, to approve the Minutes of April 8, 2010 as written. Motion unanimously carried.

OTHER BUSINESS

Ms. Tobin made a motion, seconded by Mr. Drinkhall, to amend the agenda. Motion unanimously carried.

The Kennett Company/Arlington Group PI & PII (PID 279-2/291-30 & 34) – Conditional approval expiring (File #S06-13 & #S07-10): Bayard Kennett of the Presidential Golf Corporation was in attendance. Mr. Irving stated two approvals were granted conditional approval and the applicant is seeking to extend the expiration date for one more year. **Mr. Sares made a motion, seconded by Ms. Sell, to extend the conditional approval for The Kennett Company/Arlington Group until April 28, 2011. Motion unanimously carried.**

The Estate of Sandra Ashnault (PID 218-315) – Conditional approval expiring (File #FR09-06 & #S09-10): Wes Smith of Thaddeus Thorne Surveys was in attendance. **Mr. Sares made a motion, seconded by Mr. Drinkhall, to extend the conditional approval for the Estate of Sandra Ashnault until April 28, 2011. Motion carried with Mr. Hartmann voting in the negative.**

PHILLIP AND SUZETTE LEMIEUX/RUSSELL AND BRENDA CANAVARI – FULL SITE PLAN REVIEW (PID 260-94) FILE #FR10-03

Ron Briggs of Briggs Land Surveying appeared before the Board. Phillip and Suzette Lemieux were in attendance. This is an application to convert 1,737 square feet of residential space to retail space for a total of 3,000 square feet of retail space, to retain one residential unit and to modify the infrastructure. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, to accept the application of Phillip and Suzette Lemieux and Russell and Brenda Canavari for a Full Site Plan review as complete. Motion unanimously carried.**

Mr. Irving stated that the existing property historically had retail space and they want to increase it to 3,000 square feet of commercial. Mr. Irving stated that staff is concerned with not paving and striping the parking lot. Mr. Irving stated with the proposed angled parking in that area and the reduced aisle width, it requires people to park a certain way and to get people to park that way staff believes the paving and striping is needed.

Mr. Irving stated the second concern is the emergency egress; by not delineating the parking staff is concerned people may try to park against the building and block access to the back of the building in the case of an emergency. Mr. Irving stated that staff is also concerned with the drainage and engineering and without pavement it could cause failure of the culverts in the future.

Ms. Sell stated she is not in favor of the waiver request for §123-20E and §123-22.B and she cannot support the waiver. Ms. Sell stated that she believes the parking cannot be accomplished without guides. Mr. Briggs stated after receiving the Town's comments and having discussed with the owners and in view that it is an issue with the Board, we would like to withdraw the waiver request for §123-20.E. and §123-22.B.

Mr. Porter asked for public comment; there was none. Ms. Tobin asked what the business is. Ms. Lemieux answered reproduction furniture and country décor.

Mr. Porter read the waiver requests for §123-20.F/§131-67.C.8.b; §123-20.F/§131-67.C.8.f; §123-20.G; §123-21.A; §123-22.A; §123-28.A; §123-29.A.2 & A.3; §123-29.D.8; and §123-30. **Mr. Sares made a motion, seconded by Mr. Drinkhall, to grant the waivers for §123-20.F/§131-67.C.8.b; §123-20.F/§131-67.C.8.f; §123-20.G; §123-21.A; §123-22.A; §123-28.A; §123-29.A.2 & A.3; §123-29.D.8; and §123-30.** Mr. Porter asked for Board comment; Mr. Drinkhall asked what the current parking requirement is. Mr. Briggs stated that the site requires 17 spaces and the applicant is providing 15 spaces, therefore, requesting a waiver for two parking spaces. **Motion unanimously carried.**

Adopted: May 13, 2010 – As Written

CONWAY PLANNING BOARD – APRIL 22, 2010

Ms. Sell made a motion, seconded by Mr. Drinkhall, to conditionally approve the Full Site Plan review for Phillip and Suzette Lemieux and Russell and Brenda Canavari conditionally Center Conway Fire Chief Approval; NHDOT Driveway permit and indicating permit number on plan; indicating parking areas to be paved; indicating Wetland and Watershed Protection Overlay District 50-foot buffer and 75-foot setback; revising the waivers granted table as necessary; four copies of revised plans; a Mylar; 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 July 22, 2010. Motion unanimously carried.

OTHER BUSINESS CONTINUED

Committee Reports: There was a brief discussion regarding the Service Garage and other warrant articles on the ballot.

Meeting Adjourned at 7:35 pm.

Respectfully Submitted,



Holly L. Meserve,
Planning Assistant