

**CONWAY PLANNING BOARD**

**MINUTES**

**FEBRUARY 14, 2013**

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CONWAY PLANNING BOARD

MINUTES

FEBRUARY 14, 2013

A meeting of the Conway Planning Board was held on Thursday, February 14, 2013 beginning at 7:03 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Vice Chair, Martha Tobin; Steven Hartmann; Kevin Flanagan; Eric Porter; Alternate, Ray Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

**APPOINTMENT OF ALTERNATE MEMBERS**

Mr. Steve Porter appointed Mr. Shakir as a voting member.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Ms. Tobin made a motion, seconded by Mr. Flanagan, to approve the Minutes of January 24, 2013. Motion unanimously carried.**

**MOUNT WASHINGTON VALLEY HABITAT FOR HUMANITY (PID 277-283) – CONCURRENT FULL SITE PLAN AND UNIT SUBDIVISION (FILE #FR13-02 & #S13-01)**

Burr Phillips of Civil Solutions appeared before the Board and Doug Moorhouse of Habitat for Humanity and Luigi Bartolomeo, Architect, were in attendance. This is an application to construct a four-unit residential building with associated infrastructure and a four-unit subdivision. **Ms. Tobin made a motion, seconded by Mr. Steve Porter, to accept the application of the Mount Washington Valley Habitat for Humanity for a Concurrent Full Site Plan and unit subdivision as complete. Motion unanimously carried.**

Mr. Shakir stated that he didn't think eight parking spaces would be enough. Mr. Irving stated the ordinance requires two parking spaces per dwelling unit. Mr. Shakir stated there should be some appropriate space for overflow parking; don't see where you can park if those spaces are taken. Mr. Phillips stated there is a grass pave island that can be parked on and a turnaround area. Ms. Tobin stated it is nice to see this project moving forward. Mr. Flanagan asked the requirement for snow storage. Mr. Irving stated that it needs to be shown on the plan and it has been.

Mr. Steve Porter asked for public comment; there was none.

**Ms. Tobin made a motion, seconded by Mr. Flanagan, to conditionally approve the Concurrent Site Plan and Unit Subdivision for Mount Washington Valley Habitat for Humanity conditionally upon a submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on May 9, 2013. Motion unanimously carried.**

**OTHER BUSINESS**

**Barry Packard (PID 277-186) - §123-4.A.5 (File #NA13-02):** This is a request to store commercial equipment on a lot in the Industrial District at 50 Hobbs Street, Conway. Mr. Irving stated that this request was withdrawn by the applicant.

**Farmik Holdings, LLC (PID 253-3) - §123-4.A.5 (File #NA13-03):** Mike Faretta appeared before the Board. This is a request to construct approximately 600 square feet of cold storage area at 310 East Conway Road, Conway.

Mr. Faretta stated there is an issue with the drainage at the back of the building and he tried to push water away from the back and create old storage under a lien to for tires and staging for his tenant. Mr. Irving stated that the owner is willing to plant street trees; he meets the setback requirements and the industrial requirements, but he could not approve this at the staff level.

**Mr. Flanagan made a motion, seconded by Mr. Eric Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of approximately 600 square feet of cold storage area 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. Motion unanimously carried.**

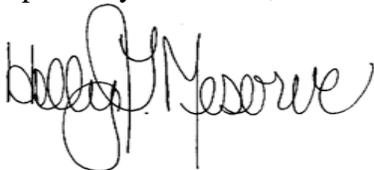
**Doris D'Angelis and Joshua Brustin (PID 219-6) – Conditional approval expiring (File #FR12-02):** Mr. Irving read a statement from the owner of the property. **Mr. Hartmann made a motion, seconded by Mr. Steve Porter, to deny the application of Doris D'Angelis and Justin Brustin without prejudice. Motion unanimously carried.**

**C & C Thibodeau Properties LLC – Lot Merger (PID 277-137 &138):** Ms. Tobin made a motion, seconded by Mr. Flanagan, to approve the Lot Merger for C & C Thibodeau Properties, LLC. Motion unanimously carried.

**Sign Ordinance Discussion:** There was a brief discussion regarding the sign regulations and having them rewritten.

**Committee Reports:** There was none.

Meeting adjourned at 7:30 p.m.  
Respectfully submitted,



Holly L. Meserve, Recording Secretary