

**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 9, 2013**

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**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 9, 2013**

A meeting of the Conway Planning Board was held on Thursday, May 9, 2013 beginning at 7:05 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Carl Thibodeau; Secretary, Martha Tobin; Kevin Flanagan; Eric Porter; Ray Shakir; Planning Director, Thomas Irving and Recording Secretary, Karen Hallowell.

Chairman Porter called for a moment of silence in memory of Ian Meserve who passed away earlier this week. Mr. Porter also expressed condolences to Holly Meserve and family.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Ms. Tobin made a motion, seconded by Mr. Shakir, to approve the Minutes of April 25, 2013 as written. Motion carried 5-0-1 with Mr. Flanagan abstaining.**

**OTHER BUSINESS**

**Mary Badger - §123-4.A.5 (#NA13-06):** This is a request to install 48 solar electric panels to the roof at 2633 White Mountain Highway, North Conway (PID 218-132). Geoff Sparrow, P.E. of ReVision Energy appeared before the Board.

Mr. Shakir questioned if the rendering the Board received in their agenda packets is what it will actually look like. Mr. Sparrow responded in the affirmative. Mr. Shakir questioned if there is any significant deviation from this rendering will they come back to this Board for review. Mr. Sparrow responded in the affirmative.

Mr. Irving advised that the reason this is before the Board this evening is because it is not a traditionally acceptable roofing material. If you did find this evening that this was a significant change to the site it would require site plan review and you would have to address the waiver process to allow this material. Ms. Tobin questioned if there is a way to add solar electric panels as an acceptable roofing material. Mr. Irving advised that the Board could consider amendments to this in the future. Mr. Irving further reviewed that the process we have now does give the Board the ability to review solar materials as it develops and, also, to see if the technology is going to have a dramatic impact.

Dick Badger joined the meeting at 7:08 pm. **Steve Porter moved, seconded by Kevin Flanagan that the request to install 48 electric panels to the roof at 2633 White Mountain Highway, North Conway (ID 218-132) is not significant relative to existing development and pursuant to the provisions of §123-4.A.5, a site plan review will not be required. The motion carried unanimously.** Mr. Irving advised the applicant that there next step is to apply for a building permit.

**Adopted: May 23, 2013 – As Written  
CONWAY PLANNING BOARD – MAY 9, 2013**

**Mountain View Estates - Request for a concurrent site plan review** - The Board considered a request submitted by Sebago Technics on behalf of the developers of Mountain View Estates for a Concurrent Site Plan/Subdivision review (per §131-16) of proposed amendments to their current site plan and subdivision approvals.

Mr. Irving advised there is an 8 unit townhouse building currently constructed at this location. They had approvals for an additional 6 unit townhouse and two 2-unit duplexes. They would like to request a concurrent site plan and subdivision review to reduce the building proposed on the south side which would block views that they now want to preserve and, also, they would like to instead have three duplexes in its place which requires site plan review. Also, because they are changing the number of units for sale, they would have to revise their subdivision plan. Staff recommends you allow them to do this so we can do this in one process. **Martha Tobin moved, seconded by Steve Porter, to allow Sebago Technics on behalf of the developers of Mountain View Estates to do a Concurrent Site Plan/Subdivision review (per §131-16) of proposed amendments to their current site plan and subdivision approvals. The motion carried unanimously.**

**Solar Ordinance** – Mr. Flanagan stated he feels this Board should look into an ordinance for solar panels. Mr. Irving advised that he could provide information for the Board to review. The Board agreed that Mr. Irving will look into this matter and bring information to the Board.

**Committee Reports:** There were no committee reports.

**ADJOURN**

At 7:14 p.m. **Martha Tobin moved, seconded by Steve Porter, to adjourn the meeting. The motion carried unanimously.**

Respectfully submitted,



Karen Hallowell  
Recording Secretary