

CONWAY PLANNING BOARD

MINUTES

JULY 11, 2013

PAGES

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• May 23, 2013 – Adopted as Written |
| 1 | J & W North Conway Development LLC – Concurrent Site Plan and Unit Subdivision Review Continued (PID 202-167) File #MR13-01 & S13-04 <ul style="list-style-type: none">• Conditionally approved |
| 1 | Other Business <ul style="list-style-type: none">• Evergreens on the Saco Homeowner’s Association (File #FR12-07 & S12-06) – Request to Extend Conditional approval (PID 265-161.3)• July 25th Planning Board Meeting• A-Frames/Sign Ordinance• Committee Reports |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, July 11, 2013 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Carl Thibodeau; Vice Chair, Steven Hartmann; Kevin Flanagan; Eric Porter; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Hartmann made a motion, seconded by Mr. Flanagan, to approve the Minutes of May 23, 2013 as written. Motion unanimously carried.

J & W NORTH CONWAY DEVELOPMENT LLC – CONCURRENT MINOR SITE PLAN AND UNIT SUBDIVISION REVIEW (PID 202-167) FILE #MR13-01 & S13-04

Robert McSorley of Sebago Technics appeared before the Board. This is an application to amend an approved 22-unit subdivision by reducing the number of units to 20 and repositioning two of the units on Intervale Outlook Circle, North Conway. This application was accepted as complete on June 27, 2013.

Mr. McSorley stated they wanted to maintain the views to Mt. Washington so they reduced the number of units and repositioned them. Mr. McSorley stated that they also removed the proposed pool. Mr. Steve Porter asked for Board comment; there was none. Mr. Steve Porter asked for public comment; there was none.

Mr. Steve Porter read a waiver request for §123-26. **Mr. Thibodeau made a motion, seconded by Mr. Flanagan, to grant the waiver for §123-26.** Mr. Steve Porter asked for Board comment; there was none. Mr. Steve Porter asked for public comment; there was none. **Motion unanimously carried.**

Mr. Hartmann made a motion, seconded by Mr. Thibodeau, to conditionally approve the Concurrent Minor Site Plan and Unit Subdivision application for J & W North Conway Development conditionally upon submitting revised plan sets with original signatures; submitting a Mylar; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on October 10, 2013. Motion unanimously carried.

OTHER BUSINESS

Evergreens on the Saco Homeowner's Association (File #FR12-07 & S12-06) – Request to Extend Conditional Approval (PID 265-161.3): Mark Lucy of White Mountain Survey and Engineering and Chris Davies, Great Bridge Properties, appeared before the Board. Ed Poliquin was in attendance.

**Adopted: August 8, 2013 – As Written
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Mr. Lucy stated that this was a concurrent application and there have been no site plan review regulation changes since the conditional approval was granted. Mr. Lucy stated that the applicant would like to request a 12-month continuance. Mr. Lucy reviewed the conditions of the approval. Mr. Lucy stated during the course of the last 12 months the project has been scaled back from 36 units to 30 units, which had to do with outside influences and nothing to do with the Conway Regulations. Mr. Lucy stated that the building is smaller, the greenspace has increased and there are fewer parking spaces which still fits within the waiver that was granted. Mr. Lucy stated there will be 24-one bedroom units and 6 two-bedroom units. Mr. Lucy stated that it was reduced to fit into the funding.

Mr. Irving stated there have been changes to the site layout. Mr. Irving stated that the Board should make a determination whether these changes are acceptable as field changes or whether the application needs to be renoticed and reheard. Mr. Hartmann stated everything that has changed on this has been reduced. Mr. Irving agreed. Mr. Lucy stated amount of pavement is less and the greenspace is three times the requirement.

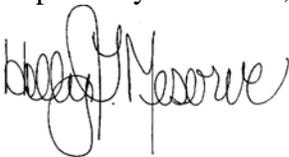
Mr. Flanagan made a motion, seconded by Mr. Hartmann, that the proposed changes to the site are acceptable under the current conditional approval. Motion unanimously carried. Mr. Thibodeau made a motion, seconded by Mr. Flanagan, to extend the conditional approval of Evergreens on the Saco Homeowner's Association until July 10, 2014. Motion unanimously carried.

July 25th Planning Board Meeting: There being no business for the next meeting, **Mr. Hartmann made a motion, seconded by Mr. Steve Porter, to cancel the July 25, 2013 Planning Board meeting. Motion unanimously carried.**

A-Frames/Sign Ordinance: Mr. Thibodeau asked if the Board is interested in revisiting the sign ordinance in regards to A-frame signs. Mr. Hartmann stated that it has been on the ballot before and it was voted down at Town Meeting. Mr. Steve Porter stated he is not a firm believer that an a-frame sign is going to drive in business. Mr. Thibodeau stated that he wanted to bring it up for discussion. Mr. Flanagan stated that he would be interested in reviewing it. Mr. Hartmann stated that it wouldn't hurt to look into it. Mr. Thibodeau stated that he would submit some suggestions to Tom and have it put on an agenda. The Board agreed.

Committee Reports: There were no committee reports.

Meeting adjourned at 7:45 pm.
Respectfully submitted,



Holly Meserve
Recording Secretary