

CONWAY PLANNING BOARD

MINUTES

MARCH 27, 2014

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| 1 | Red Barn LLC – Full Site Plan Review (PID 235-34) File #FR14-05 <ul style="list-style-type: none">• Withdrawn by Applicant |
| 1 | Other Business <ul style="list-style-type: none">• Adventure and Entertainment Properties LLC/Saco River Camping Area (PID 246-32) - §123-4.A.5 (File #NA14-02)• James and Linda Sutherby – Lot Merger (PID 232-119 & 120)• Committee Reports<ul style="list-style-type: none">○ Sign Advisory Committee |

CONWAY PLANNING BOARD

MINUTES

MARCH 27, 2014

A meeting of the Conway Planning Board was held on Thursday, March 27, 2014 beginning at 7:01 pm 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; Ray Shakir; 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 February 27, 2014 and March 13, 2014 as written. Motion carried with Mr. Flanagan abstaining from voting.

ATTICUS TAO LLC AND ROWYN REALTY LLC – 2-LOT SUBDIVISION (PID 231-114) FILE #S14-05

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 5.71 acres into two lots. **Mr. Steve Porter made a motion, seconded by Mr. Flanagan, to accept the application of Atticus Tao LLC and Rowyn Realty LLC for a subdivision review as complete. Motion unanimously carried.**

Mr. Irving stated the applicant is not sure where and how to get the utilities to the lot yet; they are exploring other opportunities and would like to continue the application to the next meeting. Mr. Steve Porter asked for public comment; there was none.

Mr. Flanagan made a motion, seconded by Mr. Porter, to continue the subdivision review for Atticus Tao LLC and Rowyn Realty LLC until April 10, 2014. Motion unanimously carried.

RED BARN LLC – FULL SITE PLAN REVIEW (PID 235-34) FILE #FR14-05

Mr. Irving stated that this application has been withdrawn by the applicant, but will be before the Board again on April 10, 2014 [using the same file number].

OTHER BUSINESS

Adventure and Entertainment Properties, LLC/Saco River Camping Area (PID 246-32) - §123-4.A.5 (File #NA14-02): Josh McAllister of HEB Engineers appeared before the Board. This is a request to add 25 RV/Camper sites with associated gravel drives and utility services at 1550 White Mountain Highway. Mr. McAllister explained the project and stated that the net reduction in green space is 1% of the entire site.

**Adopted: April 10, 2014 – As Written
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Mr. Thibodeau asked if they would be providing wastewater service at the sites. Mr. McAllister answered in the negative; they will be self-contained and maintain their own wastewater. Mr. McAllister stated there are facilities on site to be used. Mr. Porter asked for public comment; there was none.

Mr. Thibodeau made a motion, seconded by Mr. Steve Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the addition of 25 RV/Camper sites with associated gravel drives and utility services 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.

James and Linda Sutherby – Lot Merger (PID 232-119 &120): Mr. Flanagan made a motion, seconded by Mr. Steve Porter, to approve the lot merger of PID 232-119 &120 for James and Linda Sutherby. Motion unanimously carried.

Committee Reports:

Sign Advisory Committee: Mr. Thibodeau stated that they are making some progress. Mr. Thibodeau stated that Jonathan Goodwin from Gemini Signs would be at the next meeting showing different methods of sign measurements. Mr. Thibodeau stated that the next meeting is April 17, 2014 at 6:30 pm.

Meeting adjourned at 7:18 pm.

Respectfully submitted,



Holly L. Meserve
Recording Secretary