

CONWAY PLANNING BOARD

MINUTES

JUNE 12, 2014

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CONWAY PLANNING BOARD

MINUTES

JUNE 12, 2014

A meeting of the Conway Planning Board was held on Thursday, June 12, 2014 beginning at 7:02 pm at the Conway Town Office in Center Conway, NH. Those present were: Selectmen's Representative, Carl Thibodeau; Vice Chair, Steven Hartmann; Kevin Flanagan; Eric Porter; Ray Shakir; Town Planner, Thomas Irving; and Recording Secretary, Karen Hallowell.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Thibodeau made a motion, seconded by Eric Porter, to approve the Minutes of May 8, 2014 as written. Motion carried 4-0-1 with Mr. Flanagan abstaining.

OTHER BUSINESS

Eastern Slope Inn Associates (PID 218-51) - §123-4.A.5 (File #NA14-04): Joe Berry and Sheila Duane appeared before the Board. This is a request to install 18, 4' x 10' solar collector panels on the south west roof of the Eastern Slope Inn at 2760 White Mountain Highway, North Conway.

Mr. Irving questioned if the panels would be flush mounted on the roof. Ms. Duane responded in the affirmative. Ms. Duane next reviewed a photo of the panels with the Board contained in the Planning Board agenda packets. Ms. Duane also advised that the Fire Chief is happy with how they will be mounted on the roof.

Mr. Thibodeau made a motion, seconded by Mr. Flanagan, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the installation of 18, 4' x 10' solar collector panels on the south west roof of the Eastern Slope Inn 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 carried unanimously.

Vicki and Matthew Weegar (PID 276-275) - §123-4.A.5 (File #NA14-05): There was no one present to represent the applicant in this matter. The Board agreed to move forward with the review of this matter. This is a request to install 72 solar electric panels on the roof.

Mr. Irving reviewed that this is a solar panel installation proposed for 6 Pleasant Street in Conway. They will be flush mounted and on the southerly facing portion of the barn.

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 installation of 72 solar electric panels on the roof is not subject to a Minor or Full Site Plan

**Adopted: July 10, 2014 – As Written
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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 carried unanimously.

June 26, 2014 Planning Board meeting – Mr. Irving advised that there are nothing for the Planning Board meeting of June 26, 2014. **Mr. Hartmann moved, seconded by Eric Porter, to cancel the Planning Board meeting of June 26, 2014. The motion carried unanimously.**

Committee Reports:

Sign Advisory Committee - Mr. Thibodeau stated that the Sign Committee met on May 29, 2014. There will be no meeting of the Sign Committee in July. The next meeting of the Sign Committee will be the first Thursday in August. Mr. Thibodeau next commented that the Sign Committee is making reasonable progress and there are a few recommendations they will bring back to the Planning Board. Mr. Thibodeau further commented that the Sign Ordinance is not that cumbersome but they will bring some suggested tweaks back to the Planning Board for review.

Board Comments – Mr. Thibodeau stated that with regard to solar panels, this is the third time that we have dealt with this issue and questioned if there is a reason why we have to deal with these issues. Is there something we can do so people can just erect the solar panels and not have to come before the Planning Board. Mr. Irving advised that these are reviewed by the Planning Board due to glazing, surface material, etc. and, also, changes to roof lines. This is why they need to go through the process and come before the Planning Board for approval. Mr. Flanagan stated that he has looked around and some other towns have adopted an ordinance for solar panels. Mr. Shakir suggested that we change our verbiage to say that a solar panel can be raised “x” amount of inches above a roof and if it is more then it becomes the purview of the Planning Board to review same. Also, there should be discussion on what would be the angle of the panel.

Mr. Thibodeau next stated that at the last meeting he had asked about regulations regarding greenspace, slopes, vegetative areas, etc. Mr. Irving gave any overview of the ordinance and there was a brief discussion by the Board.

Adjourn: Mr. Hartmann moved, seconded by Eric Porter, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 7:20 pm.

Respectfully submitted,



Karen Hallowell, Recording Secretary