

CONWAY PLANNING BOARD

MINUTES

JUNE 9, 2016

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| 1 | Kathy Garland (File #FR16-05) – Full Site Plan Review (PID 252-37.4) <ul style="list-style-type: none">• Continued until July 14, 2016 |
| 1 | Roger and Jacqueline Garland (File #FR16-04) – Full Site Plan Review Continued (PID 253-8) <ul style="list-style-type: none">• Continued until September 8, 2016 |
| 2 | Other Business <ul style="list-style-type: none">• Reviewing of Plans• Sign Regulations• Short Term Rentals• Historical District |

CONWAY PLANNING BOARD

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JUNE 9, 2016

A meeting of the Conway Planning Board was held on Thursday, June 9, 2016 beginning at 7:03 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Vice Chair, Steven Hartmann; Secretary, Kevin Flanagan; Michael Fougere; Sarah Verney; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Fougere, to approve the Minutes of May 26, 2016 as written. Motion unanimously carried.

KATHY GARLAND (FILE #FR16-05) – FULL SITE PLAN REVIEW (PID 252-37.4)

Ron Briggs of Briggs Land Survey appeared before the Board. This is an application to redevelop the site for commercial auto retail sales with outdoor display of goods and associated infrastructure at 545 Eastman Road, Conway (PID 252-37.4). Mr. Briggs gave an overview of the project. **Mr. Porter made a motion, seconded by Mr. Hartmann, to accept the application of Kathy Garland for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated the applicant still needs to provide drainage plans and calculations; the New Hampshire Department of Transportation is holding off on issuing a driveway permit until the drainage is reviewed. Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none.

Mr. Porter made a motion, seconded by Mr. Flanagan, to continue the Full Site Plan Review for Kathy Garland until July 14, 2016. Motion unanimously carried.

ROGER AND JACQUELINE GARLAND (FILE #FR16-04) – FULL SITE PLAN REVIEW CONTINUED (PID 253-8)

This is an application to construct a fuel depot, an 800 square foot warehouse building and associated infrastructure on East Conway Road, Center Conway (PID 253-8). This application was accepted as substantially complete on May 26, 2016.

Mr. Irving stated there are issues with the infiltration system on the site and our reviewing Engineer has suggested that we wait for New Hampshire Department of Environmental Services to review the above ground storage application in order to work out any design issues. Mr. Irving stated that this particular site is small and is not subject to an Alteration of Terrain permit.

Mr. Hartmann made a motion, seconded by Mr. Flanagan, to continue the Full Site Plan Review for Roger and Jacqueline Garland until September 8, 2016. Motion unanimously carried.

OTHER BUSINESS

Reviewing of Plans: Mr. Drinkhall suggested Board members review the plans before the meeting; staff is available to review the upcoming applications on Tuesdays from 2:30 to 4:00.

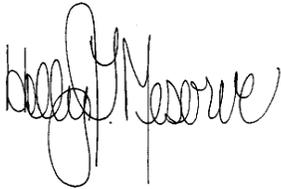
Sign Regulations: Mr. Irving referred to a court case, Reed vs. Town of Gilbert, and stated that a number of communities are rewriting their sign ordinances due to first amendment rights. Mr. Irving stated it may take a bit longer, but it is a more comprehensive way to go. Mr. Irving stated he will provide an update later in the summer and the Board can determine if they still want to go with a consultant.

Short Term Rentals: Mr. Flanagan stated that he has been researching short term rentals and Denver Colorado has been putting in ordinances that suggest that the primary has to be rented. Mr. Flanagan stated we should start talking about this in our Town. Mr. Irving stated that the Board of Selectmen have been advised; he is keeping a tally of any complaints and monitoring the situation. Mr. Irving stated at this particular time staff has not been asked to review; the Board of Selectmen are waiting for the legislature to review.

Historical District: Mr. Porter stated Mary Kate Ryan of the NH Division of Historical Resources gave a presentation to the Board of Selectmen. Mr. Porter stated the Board has not backed off from the discussion; they are gathering information and moving forward.

Meeting adjourned at 7:35 pm.

Respectfully submitted,



Holly L. Meserve
Recording Secretary