

**CONWAY PLANNING BOARD**

**MINUTES**

**JUNE 23, 2016**

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CONWAY PLANNING BOARD

MINUTES

JUNE 23, 2016

A meeting of the Conway Planning Board was held on Thursday, June 23, 2016 beginning at 7:00 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; Raymond Shakir; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

**Mr. Porter made a motion, seconded by Mr. Hartmann, to approve the Minutes of June 9, 2016 as written. Motion carried with Mr. Shakir abstaining from voting.**

JOURNEY CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE CONTINUED  
(FILE #FR16-03) – FULL SITE PLAN REVIEW CONTINUED (PID 261-46)

Jay Poulin of HEB Engineers was in attendance. This is an application to construct a 28,702 square foot/559-seat Church and associated infrastructure on East Main Street and Hutchins Drive, Conway (PID 261-46). This application was accepted as complete on April 28, 2016.

Mr. Irving stated the applicant needs more time to conduct a traffic study and traffic counts; the applicant would like to request that the application be continued. **Mr. Porter made a motion, seconded by Mr. Fougere, to continue the Full Site Plan Review for Journey Church of the Christian and Missionary Alliance until July 28, 2016. Motion unanimously carried.**

Mr. Irving stated there is a temporary logging road on this property and they are contemplating a boundary line adjustment with the abutter who uses that road. Mr. Irving stated the applicant would like to request that the Board allow a Concurrent Site Plan and Boundary Line Adjustment Review. **Mr. Porter made a motion, seconded by Mr. Hartmann, to allow a Concurrent Site Plan and Boundary Line Adjustment Review between Journey Church and the Morrill property. Motion unanimously carried.**

OTHER BUSINESS

**Fram Real Estate Development Co. (PID 235-37)/Auto Zone (File #FR16-02) – Amend Conditional Approval:** Jay Poulin of H.E. Bergeron Engineers was in attendance. Mr. Irving stated they would like to request that the utility easement be a subsequent condition of approval and not a condition of approval. Mr. Irving stated the easement would be required to be recorded before a certificate of occupancy could be issued. Mr. Irving stated it was discovered the pole is owned by the telephone company and not the power company so it is taking a bit longer than expected.

**Mr. Porter made a motion, seconded by Mr. Hartmann, to amend the conditional approval to revise condition #5 to submit a recorded utility easement prior to the issuance of a certificate of occupancy and subsequent to final approval. Motion unanimously carried.**

**Adopted: July 14, 2016 – As Written**  
**CONWAY PLANNING BOARD – JUNE 23, 2016**

**Richard and Christine Girouard (PID 284-20) - §123-4.A.5 (File #NA16-05):** Richie and Christie Girouard appeared before the Board. This is a request to allow an owner-occupied tourist home with two, double-occupancy rooms at 1748 Brownfield Road, Center Conway.

Mr. Irving stated this is a non-residential use and subject to the site plan review regulations. Mr. Irving stated the property has 20 acres and is adjacent to a lot that is 200 acres. Mr. Drinkhall asked for Board comment; Mr. Porter asked the location of this property. Ms. Girouard stated that it is approximately ½ mile from the Brownfield Maine State Line and approximately 4-½ miles from the East Main Street/Mill Street intersection.

Mr. Flanagan asked if there are bathrooms. Ms. Girouard answered in the negative and stated there is an outhouse. Mr. Irving stated they will be subject to the commercial and life safety codes and will be required to obtain a certificate of occupancy. Mr. Flanagan asked if a bathroom is required. Mr. Irving stated not if they meet other ground water rules.

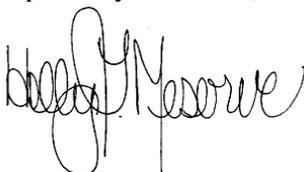
Mr. Porter asked if they had future plans of subdividing the land. Ms. Girouard answered in the negative. Mr. Porter asked if they knew if the neighbors are considering subdividing their land. Ms. Girouard stated she believes her neighbors have no intention of subdividing. Mr. Flanagan asked if they will add any more rooms. Ms. Girouard stated they have no intention of adding any more rooms. Mr. Irving stated this approval is for one room in the house and one room in the tree house; any additional rooms would have to come back to this Board.

Ms. Verney stated with Airbnb on the rise, do you see this as a problem in the future. Mr. Irving stated the Town allows bed and breakfasts in this district; this application is not whether or not it's a permitted use, but if what they are doing warrants a site plan review. Mr. Irving stated within your ordinance the Board has the ability to set the threshold; you need to look to see if this would have an impact on traffic, drainage, etc. Mr. Irving stated this is also owner-occupied, which is a significant difference to the Airbnb. Mr. Drinkhall asked for public comment; there was none.

**Mr. Porter made a motion, seconded by Mr. Fougere, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that an owner-occupied tourist home with two, double-occupancy rooms 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.**

**Roger and Jacqueline Garland (PID 253-89) - Rymes Oil (File #FR16-04):** Mr. Irving stated this application was continued until September, but they are in a circumstance where pushing it back that far conflicts with the construction season. Mr. Irving stated the issue was with the petroleum so they will be submitting scaled back plans showing the petroleum to be at a future time; the revised project will be before the Board on July 14<sup>th</sup>.

Meeting adjourned at 7:33 pm.  
Respectfully submitted,



Holly L. Meserve, Recording Secretary