

CONWAY PLANNING BOARD

MINUTES

MARCH 12, 2015

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Review and Acceptance of Minutes

- February 12, 2015 – Adopted as Written

Robert Nelson – Concurrent Full Site Plan and 2-Lot
Subdivision Review (PID 265-57) File #FR15-01 & S15-03

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CONWAY PLANNING BOARD

MINUTES

MARCH 12, 2015

A meeting of the Conway Planning Board was held on Thursday, March 12, 2015 beginning at 7:06 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; Secretary, Martha Tobin; Kevin Flanagan; Ray Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Hartmann made a motion, seconded by Ms. Tobin, to approve the Minutes of February 12, 2015 as written. Motion carried with Mr. Hartmann abstaining from voting.

ROBERT NELSON – CONCURRENT FULL SITE PLAN AND 2-LOT SUBDIVISION REVIEW (PID 265-157) FILE #FR15-01 & S15-03

Wes Smith of Thaddeus Thorne Surveys and Bob Nelson appeared before the Board. This is an application to subdivide 9.10 acres into two-lots of 1.24 acres and 7.86 acres and to construct a 2,400 square foot commercial garage/office building with outdoor material and equipment storage area and associated infrastructure on the proposed 1.24 acres at 24 & 66 Emery Lane, Conway (PID 265-157).

Mr. Irving stated that this project was previously approved, but it was based on being serviced by municipal water and sewer; however, the precinct decided to not install those services so the applicant needs State approvals. Mr. Irving stated that this is a slightly larger building and some additional storage areas, but not too much different from what was previously approved. **Mr. Hartmann made a motion, seconded by Mr. Thibodeau, to accept the application of Robert Nelson for a Concurrent Full Site Plan and 2-lot Subdivision Review as complete. Motion unanimously carried.**

Mr. Porter asked for Board comment; Mr. Hartmann asked if there were any future developments for the residential lot. Mr. Nelson answered not at this time. Mr. Hartmann asked if this is the end vision for the commercial aspect. Mr. Nelson answered in the affirmative and stated if the business gets any bigger he will have to look at a different piece of property. Mr. Porter asked why he was not hooking up to municipal sewer. Mr. Irving stated that the precinct determined it was too expensive at this time. Mr. Shakir asked if he had looked into installing municipal sewer himself. Mr. Nelson stated he is not an authorized contractor; and it is too expensive.

Mr. Porter asked for public comment; there was no public in attendance.

Mr. Irving read the waiver request for §123-20.G; §123-20.I; §123-22.B; §123-29.D.6; §123-29.D.8/§131-37.1.A; §123-30.A.2; §123-30.A.3; and Table 2, Intersection Design Guideline.

**Adopted: March 26, 2015 – As Written
CONWAY PLANNING BOARD – MARCH 12, 2015**

Ms. Tobin made a motion, seconded by Mr. Hartmann, to grant the waivers for §123-20.G; §123-20.I; §123-22.B; §123-29.D.6; §123-29.D.8/§131-37.1.A; §123-30.A.2; §123-30.A.3; and Table 2, Intersection Design Guideline. Mr. Porter asked for Board comment; Mr. Flanagan asked if we will want curbing in the future. Mr. Irving stated not necessarily as the ordinance says the Board may require it; however, staff has no objection to the waiver. Motion unanimously carried.

Mr. Tobin made a motion, seconded by Mr. Flanagan, to conditionally approve the concurrent full site plan review and 2-lot subdivision for Robert Nelson conditionally upon Town Engineer approval; Conway Village Fire Chief approval; Conway Village Fire District Water and Sewer approval; Conway Police Chief approval; NHDES Septic Approval and indicating approval number on plan; NHDES approvals; confirming compliance with NHDES Env-WQ 402; revising parking note on sheet 3; correcting waterline dimension and material; confirming that there are no outside mechanicals other than those shown on the plan; supplemental review fees; submitting four copies of revised plans; submitting a Mylar for recording; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 10, 2015. Motion unanimously carried.

OTHER BUSINESS

Committee Reports:

Sign Advisory Committee: The next meeting will be on April 2, 2015.

Meeting adjourned at 7:25 pm.

Respectfully submitted,



Holly L. Meserve
Recording Secretary