

**CONWAY PLANNING BOARD**

**MINUTES**

**MARCH 9, 2017**

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## CONWAY PLANNING BOARD

### MINUTES

MARCH 9, 2017

A meeting of the Conway Planning Board was held on Thursday, March 9, 2017 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; Raymond Shakir; Alternate, Steven Steiner; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

#### ALTERNATE MEMBER

Mr. Drinkhall appointed Mr. Steiner as a voting member.

#### REVIEW AND ACCEPTANCE OF MINUTES

**Mr. Shakir made a motion, seconded by Mr. Fougere, to approve the Minutes of February 23, 2017 as written. Motion carried with Mr. Flanagan abstaining from voting.**

#### OTHER BUSINESS

**Residences at Saco River, LLC (File #FR12-09) – Field Change Request:** Roger Williams of OVP Management appeared before the Board. This is a request to change the exterior elevation of the proposed building at 1552 White Mountain Highway, North Conway (PID 246-23). Mr. Irving stated this is a request to modify the architectural views of the building. Mr. Williams stated this project was before the Board about 5 years ago, and in that time the occupant has changed their prototype; changes to the interior effects the exterior east elevation.

Mr. Hartmann asked if this request would affect any of the waivers granted. Mr. Irving answered in the negative. Mr. Williams stated the entire site plan stays the same. **Mr. Shakir made a motion, seconded by Mr. Flanagan, to approve the field change request for Residences at the Saco River, LLC. Motion unanimously carried.**

**Marcello Irrevocable Trust - §123-4.A.5 (File #NA17-04):** Michael Couture, Architect, appeared before the Board. This is a request to construct a 529-square foot addition to the main floor and a 796-square foot addition to the second floor at 45 Seavey Street, North Conway (PID 218-130).

Mr. Couture stated the owners would like to enclose what is the outdoor seating trellis area and expand it a bit. Mr. Couture stated this is primarily a kitchen expansion; and it would bring the exterior coolers inside. Mr. Hartmann asked if this would require any waiver requests. Mr. Irving stated if this was to come before the Planning Board there would be a significant number of waivers for the property, but not for what is being proposed. Mr. Hartmann stated so there would be no new waivers. Mr. Irving stated that is correct; it would have required reaffirming what has already been granted.

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Mr. Irving stated the proposal is not reducing any of the available greenspace; enclosing and extending the outdoor seating area about 2-feet. Mr. Couture stated this proposal does not increase the number of seats. Mr. Irving stated the second-floor addition is to accommodate the existing residential unit.

**Mr. Hartmann made a motion, seconded by Mr. Shakir, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of a 529 square foot addition to the main floor and a 796 square foot addition to the second floor 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 Lyons and Robert Lenzi - §123-4.A.5 (File #NA17-05):** This is a request to replace two, single-family cabins that were destroyed by fire with a duplex at 641 White Mountain Highway, Conway (PID 262-76). Mr. Irving stated the buildings were lost to fire many years ago, and they would like to replace them with a duplex at the rear of the property. Mr. Irving stated this exceeds 200 square foot, otherwise he would have reviewed it.

Mr. Steiner asked if they are hooked up to town sewer. Mr. Irving stated he does not know. Mr. Hartmann asked if there are any architectural drawings. Mr. Irving answered in the negative and stated we have what they submitted. After a brief discussion, **Mr. Steiner made a motion, seconded by Mr. Hartmann, to continue consideration until a future meeting and request their attendance. Motion carried with Mr. Shakir voting in the negative.**

Meeting adjourned at 7:11 pm.

Respectfully Submitted,



Holly L. Meserve  
Recording Secretary