

CONWAY PLANNING BOARD

MINUTES

MARCH 26, 2015

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CONWAY PLANNING BOARD

MINUTES

MARCH 26, 2015

A meeting of the Conway Planning Board was held on Thursday, March 26, 2015 beginning at 7:03 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; 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 Mr. Thibodeau, to approve the Minutes of March 12, 2015 as written. Motion unanimously carried.

**CD CAIRNS IRREVOCABLE TRUST – FULL SITE PLAN REVIEW (PID 277-221)
FILE #FR15-02**

Josh McAllister of HEB Engineers appeared before the Board. This is an application to install a 20,000 gallon underground diesel tank, associated underground piping, and conversion of existing gasoline pump to diesel and associated infrastructure at 1294 NH Route 16, Conway (PID 277-221).

Mr. McAllister stated that they have found more information regarding the State's right-of-way and has changed since the last application. Mr. McAllister stated some of the street trees planted that were thought to be on the applicant's property are actually on the State's property. Mr. McAllister stated that pavement in the right-of-way will be removed; however, some of the unpermitted pavement would remain so fuel trucks can move around the site easily. **Mr. Flanagan made a motion, seconded by Mr. Shakir, to accept the application of CD Cairns Irrevocable Trust for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Porter asked for Board comment; Mr. Hartmann asked how many trees were lost to the NHDOT property. Mr. McAllister answered four. Mr. Hartmann referred to the lighting waiver and asked if they looked at dark sky lighting at all. Mr. McAllister answered in the negative. Mr. Irving asked how many lighting fixtures are on the Town of Conway side. Mr. McAllister stated he did not know. Mr. Irving asked if there was lighting under the canopy. Mr. McAllister answered in the affirmative.

Mr. Shakir asked if they were changing any of the lighting. Mr. McAllister answered in the negative. Mr. Porter asked if there was just lighting under the canopy. Mr. Hartmann stated it is hard to believe there is no lighting along the perimeter of the parking lot. Mr. Irving stated since there is no lighting shown on the plan, if there is any lighting they will have to be removed. Mr. McAllister stated that is understood.

Mr. Thibodeau asked if the trees that are not actually on the property going to remain. Mr. McAllister answered in the affirmative. Mr. Irving stated since they are not on the subject property the property owner has no control over those trees, so NHDOT can remove those trees at any time because it is their land. Mr. Irving stated the waiver is for street trees absent from their property. Mr. McAllister answered in the affirmative.

Mr. Porter asked for public comment; there was none.

Mr. Irving read the waiver requests for §123-26; §123-29.A.2 & A.3; and §123-29.D.8. **Mr. Shakir made a motion, seconded by Mr. Flanagan, to grant the waivers for §123-26; §123-29.A.2 & A.3; and §123-29.D.8.** Mr. Porter asked for Board comment; there was none. **Motion unanimously carried.**

Mr. Shakir made a motion, seconded by Mr. Hartmann, to conditionally approve the full site plan review for CD Cairns Irrevocable Trust conditionally upon Conway Village Fire Chief approval; 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 June 25, 2015. Motion unanimously carried.

OTHER BUSINESS

Hunsicker Property Management Company, LLC - §123-4.A.5 (File #NA15-01): Michael Couture, Architect, appeared before the Board. This is an application to convert office space to a 26-seat restaurant and construct 208 square feet of additions at 2190 White Mountain Highway, North Conway (PID 230-8).

Mr. Hartmann stepped down at this time. Mr. Couture reviewed the project with the Board and stated that a NHDOT driveway permit should be issued. Mr. Couture stated there would be a 100 square foot addition for handicap bathrooms; there would be a 20 square foot addition to in-fill an area; and an 88 square foot addition for walk-in coolers. Mr. Irving stated he wasn't about to approve this administratively because it was over 100 square feet.

Mr. Thibodeau made a motion, seconded by Mr. Hartmann, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the conversion of office space to a 26-seat restaurant and the construction of 208 square feet of additions 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.

Linda O'Brien – Lot Merger (PID 251-100 & 112): Mr. Hartmann rejoined the Board at this time. **Mr. Thibodeau made a motion, seconded by Mr. Hartmann, to approve the lot merger for Linda O'Brien. Motion unanimously carried.**

Committee Reports:

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

April 9, 2015 Planning Board Meeting: Mr. Hartmann made a motion, seconded by Mr. Thibodeau to cancel the April 9, 2015 Planning Board meeting. Motion unanimously carried.

Meeting adjourned at 7:37 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive style with a large initial "H" and "M".

Holly L. Meserve
Recording Secretary