

CONWAY PLANNING BOARD

MINUTES

MAY 14, 2015

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CONWAY PLANNING BOARD

MINUTES

MAY 14, 2015

A meeting of the Conway Planning Board was held on Thursday, May 14, 2015 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Selectmen's Representative, Steven Porter; Martha Tobin; Steven Hartmann; Kevin Flanagan; Ray Shakir; Robert Drinkhall; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

ELECTION OF OFFICERS

Mr. Porter nominated Bob Drinkhall, seconded by Mr. Hartmann, as Chair. Motion carried with Mr. Drinkhall abstaining from voting.

Mr. Porter nominated Steve Hartmann, seconded by Ms. Tobin, as Vice Chair. Motion carried with Mr. Hartmann abstaining from voting.

Ms. Tobin nominated Kevin Flanagan, seconded by Mr. Hartmann, as Secretary. Motion unanimously carried.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Hartmann, to approve the Minutes of March 26, 2015 as written. Motion carried with Ms. Tobin, Mr. Shakir and Mr. Drinkhall abstaining from voting.

MURIEL L. AYRES – 2-LOT SUBDIVISION REVIEW (PID 258-34.1) FILE #S15-04

Ron Briggs of Briggs Land Surveying appeared before the Board. This is an application to subdivide 10.12 acres into two-lots of 8.10 acres and 2.02 acres at 2734 East Main Street, Center Conway (PID 258-34.1). **Mr. Porter made a motion, seconded by Ms. Tobin, to accept the application of Muriel L. Ayres for a Subdivision Review as complete. Motion unanimously carried.**

Mr. Drinkhall read a waiver request for §131-68, Table 2, Intersection Design. **Mr. Flanagan made a motion, seconded by Mr. Shakir, to grant the waiver for §131-68, Table 2, Intersection Design. Motion unanimously carried.**

Mr. Porter asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Mr. Flanagan, to conditionally approve the 2-Lot Subdivision for Muriel L. Ayres conditionally upon installing the drainage swales as approved by the Town Engineer or submitting a performance guarantee for same; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 13, 2015. Motion unanimously carried.**

OTHER BUSINESS

Residences at Saco River, LLC (File #FR12-09) – Request for extension of conditional approval (PID 246-23): Roger Williams, Project Manager, appeared before the Board. Mr. Irving stated that this project was held up in Court and has now been resolved. **Mr. Hartmann made a motion, seconded by Mr. Shakir, to extend the conditional approval for Residences on the Saco River, LLC until May 12, 2016.** Mr. Hartmann asked if there is a start date for construction. Mr. Williams stated they hope late summer, early fall; they want to be good neighbors with the campground. **Motion unanimously carried.**

Richard Girardin (File #S14-12) – Request for extension of conditional approval (PID 231-117): Wes Smith of Thaddeus Thorne Surveys appeared before the Board. Mr. Irving stated that the applicant is waiting for a DHS- FEMA Letter of Map Amendment (LOMA) approval. **Mr. Porter made a motion, seconded by Mr. Flanagan, to extend the conditional approval for Richard Girardin until October 8, 2015. Motion unanimously carried.**

Committee Reports:

Sign Advisory Committee: Mr. Hartmann stated the Committee met on May 7, 2015; and the main topic of discussion was internally lit signs. Mr. Hartmann stated that they discussed background shading to keep light emittance to a minimum and how to control it. Mr. Hartmann stated if we can get a grasp on back ground coloring it is a decent alternative to up or down lighting.

Mr. Shakir asked if there was any discussion on type of lighting. Mr. Hartmann answered in the negative. Mr. Irving stated there was some discussion regarding sign kits; the industry standard is to use LED lighting for efficiency, energy conservation and to reduce maintenance requirements. Mr. Irving stated neon lighting is becoming expensive; LED is the new industry standard.

Mr. Irving stated the Committee was concerned with going back to the traditional light as background lit signs was not the way they wanted to go. Mr. Irving stated they were concerned with translucent and discussed if they need to be opaque or allow some of the darker shades; they didn't want to end up with old style bright internally lit signs.

Mr. Flanagan asked what other communities they are looking at. Mr. Irving answered North Carolina to Arizona. Mr. Shakir asked if there is any type of lighting that has been ruled out. Mr. Irving answered not as of yet. The next meeting is June 4, 2015 at 6:30 pm.

Alternate Member: Mr. Drinkhall read a letter from Richard Vitale expressing interest in being an alternate member. **Ms. Tobin made a motion, seconded by Mr. Porter, to appoint Richard Vitale an alternate for one year. Motion unanimously carried.**

Adopted: May 28, 2015 – As Written
CONWAY PLANNING BOARD – MAY 14, 2015

Open seat for one year: Mr. Irving stated there is one year left of Mr. Porter's term that he vacated when he became a member of the Board of Selectmen. Mr. Irving asked if the Board would like to advertise for a one-year position. **Mr. Hartmann made a motion, seconded by Mr. Shakir, to advertise the one-year position. Motion unanimously carried.**

Reminder: Mr. Irving asked the Board to review the Subdivision and Site Plan Regulation; and review the Master Plan and indicate any comments, questions or concerns or any suggestions.

Meeting adjourned at 7:26 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

April 22,2015

Thomas B. Irving, Planning Director
1634 East Main Street
Center Conway NH 03813

Dear Mr. Irving,

I would like to volunteer my services to the Town of Conway by requesting that I be appointed as an Alternate to the Planning Board.

I believe that I can be of value to the board because of my planning board experience. Just before moving to New Hampshire in 1991, I was the Chairman of the Planning Board for the town of Port Jefferson ,Long Island, New York for two years with a total tenure of 4 years as a member. While living in Bradford NH, I was a two term Selectman, a graduate of the one year course at the "Selectpersons Institute" conducted by Antioch College Graduate School, took continuing education with the Local Government Center,and I was the Selectmen' s Representative to the Planning Board.

My wife and I are in Florida for 4 months from January through April and felt that by acting as an Alternate, I could attend as many meetings as possible when home and assist as needed at that a time.

Looking forward to hearing from you about my request.

Sincerely,

Richard Vitale

170 Randell Farm Rd.
North Conway NH 03860
Home: 603-356-0136
Cell: 603-494-4113

Town of Conway Planning Board

Letter of Resignation

It is with a heavy heart that on this day April 28, 2015, that I will have to resign my position of both Chairman and voters representative to the Town of Conway's Planning Board effective immediately as my new position on the Board of Selectman will not allow me to hold both positions

It has been a great honor to serve both the Town and Voters of Conway on the Planning Board, as well as a great pleasure working with both Tom Irving and Holly Meserve in making my duties as smooth as possible

It has also been a great pleasure working with the members of the Planning Board as I feel we have all done an admirable job working together to ensure that the voters were well represented throughout the application process and keeping within the guidelines of the Master Plan

Respectfully Submitted

Steven R Porter