

**CONWAY PLANNING BOARD**

**MINUTES**

**JUNE 14, 2018**

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| 1 | LP Gas Equipment, LLC – Full Site Plan Review<br>(PID 253-6.2) File #FR18-02 <ul style="list-style-type: none"><li>• Conditionally Approved</li></ul>   |
| 2 | First Church of Christ, Congregational/Sugarland North<br>Realty Trust – Concurrent Site Plan and Boundary Line<br>Adjustment Review (PID 219-205, 206 & 207)<br>File #FR18-03 and #S18-07 <ul style="list-style-type: none"><li>• Conditionally Approved</li></ul> |
| 3 | James and Linda Digiandomenico – 2-Lot Subdivision<br>Review Continued (PID 262-64) File #S18-03 <ul style="list-style-type: none"><li>• Continued to September 13, 2018</li></ul>  |
| 3 | Other Business Continued <ul style="list-style-type: none"><li>• Mountain Top Music Center (PID 265-45) –<br/>File #NA18-04</li><li>• June 28, 2018 Planning Board Meeting - Canceled</li></ul>   |
| 4 | Review and Acceptance of Minutes <ul style="list-style-type: none"><li>• May 24, 2018 – Adopted as Written</li></ul>  |

CONWAY PLANNING BOARD

MINUTES

JUNE 14, 2018

A meeting of the Conway Planning Board was held on Thursday, June 14, 2018 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Acting Chair, Michael Fougere; Selectmen's Representative, Steven Porter; Secretary, Sarah Verney; Raymond Shakir; Steven Steiner; Benjamin Colbath; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

**OTHER BUSINESS**

**JHKH Industrial Restoration, LLC (PID 277-140) - File #NA18-05:** Jon Hurteau appeared before the Board. This is a request to construct a 3,200 square foot four-bay storage building on an existing slab at 141 Hobbs Street, Conway. Mr. Irving stated this is the former Kearsarge Metallurgical site; and a lot of the original building was torn down.

**Mr. Steiner made a motion, seconded by Mr. Shakir, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction of a 3,200 square foot four-bay storage building on an existing slab 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.**

**LP GAS EQUIPMENT, LLC – FULL SITE PLAN REVIEW (PID 253-6.2) FILE #FR18-02**

Josh McAllister of HEB Engineers appeared before the Board. This is an application to install two (2) additional 30,000-gallon bulk propane storage tanks and construct an 8'x10' electrical building at 56 Industrial Drive, Center Conway.

Mr. McAllister reviewed the project. **Mr. Colbath made a motion, seconded by Mr. Steiner, to accept the application of LP Gas Equipment, LLC for a full site plan review as complete. Motion unanimously carried.**

Mr. Fougere asked for Board comment; there was none. Mr. Fougere asked for public comment; there was none.

Mr. McAllister read the waiver requests for §110-6.A; §110-6.B.2; §110-20.E; §110-20.F/§130-66.C.8.f; §110-20.F/§130-66.C.8.e; §110-20.I; §110-21.A; and §110-29. **Mr. Porter made a motion, seconded by Mr. Colbath, to grant the waiver requests for §110-6.A; §110-6.B.2; §110-20.E; §110-20.F/§130-66.C.8.f; §110-20.F/§130-66.C.8.e; §110-20.I; §110-21.A; and §110-29. Mr. Fougere asked for Board comment; there was none. Motion unanimously carried.**

**Mr. Steiner made a motion, seconded by Mr. Colbath, to conditionally approve the full site plan for LP Gas Equipment, Inc conditionally upon Redstone Fire Chief approval; NHDOT Driveway permit and indicating permit number on plan; submitting four copies of revised plan sets; submitting \$200 for Inspection Fees; 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 13, 2018. Motion unanimously carried.**

**FIRST CHURCH OF CHRIST, CONGREGATIONAL/SUGARLAND NORTH REALTY TRUST – CONCURRENT SITE PLAN AND BOUNDARY LINE ADJUSTMENT REVIEW (PID 219-205, 206 & 207) FILE #FR18-03 AND #S18-07**

Josh McAllister of HEB Engineers appeared before the Board. This is an application to construct a 2,112 square foot retail building with one residential unit with associated infrastructure and convey 2,983 square feet of land from PID 219-206 (First Church) to PID 219-207 (Sugarland) at 2483, 2493 & 2503 White Mountain Highway, North Conway.

Mr. McAllister reviewed the project. **Mr. Steiner made a motion, seconded by Mr. Colbath, to accept the application of First Church of Christ, Congregational and Sugarland North Realty Trust for a concurrent site plan and boundary line adjustment review as complete. Motion unanimously carried.**

Mr. Irving stated the Bavarian House property [PID 219-207] is increasing in size which will make the lot more conforming. Mr. Irving stated since they are only adding land to this parcel they are requesting that a site plan review is not necessary.

**Mr. Porter made a motion, seconded by Mr. Steiner, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the proposed addition of land [BLA File #S18-07] to PID 219-207 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.**

Mr. Irving stated that PID 219-205 has been repaved and restriped and has some encroachments, but he has no problem with the waiver request to allow the encroachments to remain. Mr. Porter asked why they have not merged the two lots together. Mr. McAllister stated they were going to merge the lots as part of this application, but the lot merger creates a zoning issue as there are three freestanding signs. Mr. Porter asked if they decide to not have a residential unit on that site what would happen. Mr. Irving stated if the space is converted to a nonresidential use they would be coming back to the town for the alternative use.

Mr. Fougere asked for public comment; Tom Eastman asked when they expect this project to occur. Bob with First Church of Christ stated they have just initiated a campaign to raise money, so hopefully by early 2019.

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Mr. McAllister read the waiver request for §110 for PID 219-205. **Mr. Porter made a motion, seconded by Mr. Steiner, to grant the waiver request for §110 for PID 219-205. Motion unanimously carried.**

Mr. McAllister read the waiver requests §110-20.C; §110-20.F/§130-66.C.8.e; §110-20.F/§130-66.C.8.f; §110-20.G; §110-21.A; §110-29.A; and §110-29.D.8. **Mr. Steiner made a motion, seconded by Mr. Colbath, to grant the waiver requests for §110-20.C; §110-20.F/§130-66.C.8.e; §110-20.F/§130-66.C.8.f; §110-20.G; §110-21.A; §110-29.A; and §110-29.D.8. Mr. Fougere asked for Board comment; there was none. Motion unanimously carried.**

**Mr. Steiner made a motion, seconded by Mr. Shakir, to conditionally approve the concurrent site plan and boundary line adjustment for First Church of Christ, Congregational and Sugarland North Realty Trust conditionally upon Town Engineer approval; North Conway Fire Chief approval; North Conway Water Precinct water and sewer approval; NHDOT Driveway permit and indicating permit number on plan; revising parking lot tree locations per §110-29.D.6; submitting four copies of revised plan sets; submitting a Mylar for recording; submitting \$200 for Inspection Fees; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met the plans can be signed out-of-session; and this conditional approval will expire on September 13, 2018. Motion unanimously carried.**

**JAMES AND LINDA DIGIANDOMENICO – 2-LOT SUBDIVISION REVIEW  
CONTINUED (PID 262-64) FILE #S18-03**

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 21.22 acres into two-lots of 19.26-acres and 1.96-acres at 600 White Mountain Highway, Conway. This application was accepted as complete on February 8, 2018. **Mr. Shakir made a motion, seconded by Mr. Steiner, to continue the public hearing for James and Linda Digiandomenico until September 13, 2018. Motion unanimously carried.**

**OTHER BUSINESS CONTINUED**

**Mountain Top Music Center (PID 265-45) - File #NA18-04:** Shawn Bergeron of Bergeron Technical appeared before the Board. This is a request to construct a 280 square foot connector at 36 Main Street, Conway. Mr. Bergeron stated this will provide a protective cover for performers.

Mr. Bergeron stated they are also proposing a 42 square foot shed roof over the new electrical service equipment. Mr. Irving asked if the shed roof caused any setback or zoning issues. Mr. Bergeron answered in the negative and stated he just wanted to make sure the Board was aware of it. Mr. Irving asked if it would be completely enclosed or just covered. Mr. Bergeron answered just covered.

**Mr. Steiner made a motion, seconded by Mr. Colbath, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction**

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**of a 280 square foot connector and the construction of a 42 square foot shed roof over the new electrical service equipment 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.**

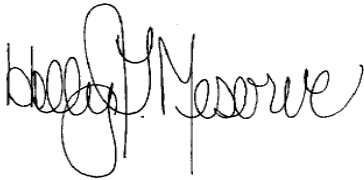
**June 28, 2018 Planning Board meeting:** Mr. Irving stated there is no business for the June 28<sup>th</sup> meeting. **Mr. Steiner made a motion, seconded by Mr. Porter, to cancel the Planning Board meeting of June 28, 2018. Motion unanimously carried.**

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Colbath made a motion, seconded by Mr. Shakir, to approve the Minutes of May 24, 2018 as written. Motion carried with Mr. Steiner abstaining from voting.**

Meeting adjourned at 7:51 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