

CONWAY PLANNING BOARD

MINUTES

JULY 8, 2021

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CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, July 8, 2021 beginning at 7:00 pm at the Conway Town Office in Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Sarah Frechette; Bill Barbin; Eliza Grant; Erik Corbett; Planning Consultant, Will Haskell of Gorrill-Palmer; Town Engineer, Paul DegliAngeli; and Planning Assistant, Holly Whitelaw.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Ms. Grant, to approve the Minutes of June 24, 2021 as written. Motion carried with Mr. Barbin abstaining from voting.

ORDER OF AGENDA

Ms. Byers made a motion, seconded by Mr. Colbath, to take the agenda out of order and hear Fairway Nominee Trust first. Motion carried unanimously.

FAIRWAY NOMINEE TRUST/NEW ENGLAND RETAIL PROPERTIES (FILE #FR21-05) – FULL SITE PLAN REVIEW CONTINUED (PID 246-56)

This is an application to construct a 19,028 square foot retail building and associated infrastructure. This was continued from March 11, 2021; April 8, 2021; April 22, 2021; and May 27, 2021.

Mr. Porter made a motion, seconded by Mr. Barbin, to continue Fairway Nominee Trust/New England Retail Properties until August 26, 2021 with new information to be submitted by August 3, 2021. Motion carried unanimously.

ROTTEN ROCK HARDSCAPING AND TREE SERVICE, INC. (FILE #FR21-11) – FULL SITE PLAN REVIEW (PID 202-188)

Dan Lucchetti of HEB Engineers appeared before the Board. Henry Shaw of Rotten Rock was in attendance. This is an application to construct a 6,400 square foot garage and renovate existing 935 square foot building to office space with associated infrastructure. Mr. Lucchetti gave an overview of the project.

Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application of Rotten Rock Hardscaping and Tree Service, Inc. for a full site plan review as complete. Motion carried unanimously.

Mr. Lucchetti reviewed the project with the Board. Mr. Colbath asked for Board comment; there was none.

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Mr. Colbath asked for public comment; Peter Rattay representing Stonehurst Manor Association asked if there were any plans for the north side of the existing building. Mr. Shaw stated they plan to restore the original gate keeper's house with cedar shakes. Mr. Shaw stated access would be from the parking lot. Mr. Shaw stated the windows were taken out due to asbestos. Mr. Shaw stated they intend to match the Stonehurst and the Distillery.

Mr. Lucchetti read a waiver request for §110-20.G. **Mr. Colbath made a motion, seconded by Ms. Grant, to grant the waiver request for §110-20.G.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Lucchetti read a waiver request for §110-22.B. **Mr. Colbath made a motion, seconded by Mr. Corbett, to grant the waiver request for §110-22.B.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Lucchetti read a waiver request for §110-28. **Mr. Colbath made a motion, seconded by Ms. Frechette, to grant the waiver request for §110-28.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Lucchetti read a waiver request for §110-29.A.(2). **Mr. Colbath made a motion, seconded by Mr. Porter, to grant the waiver request for §110-29.A.(2).** Mr. Colbath asked for Board comment; Mr. Porter asked if this is for the existing building only. Mr. Lucchetti answered in the affirmative. **Motion carried unanimously.**

Mr. Lucchetti read a waiver request for §110-29.D.(8). **Mr. Colbath made a motion, seconded by Mr. Corbett, to grant the waiver request for §110-29.D.(8).** Mr. Colbath asked for Board comment; Ms. Byers asked the type of trees that are there. Mr. Shaw answered rock maple, red oak and hemlock. **Motion carried unanimously.**

Mr. Lucchetti read a waiver request for §110-30. Mr. Lucchetti stated the intent is to meet the architectural regulations, but not submit architectural plans. Mr. Colbath asked for Board comment; Mr. Porter stated considering the location of this site architectural renderings are needed so the Board can make a determination. Mr. Shaw stated he does not want it to look like a steel building, but match it with the distillery with board and batten. After a brief discussion, Mr. Lucchetti withdrew the waiver for §110-30

Mr. Porter made a motion, seconded by Mr. Colbath, to continue the full site plan review for Rotten Rock Hardscaping and Tree Service, Inc. until August 12, 2021 with new information to be submitted by August 2, 2021. Motion carried unanimously.

OTHER BUSINESS

20Ten Investments, LLC/DVS Family, LLC/1858 Conway, LLC/Rushil Conway, LLC/RAJ 1858, LLC (PID 235-17 & 17.1) – Request to extend conditional approval (File #FR20-06):

Mr. Porter stated it is embarrassing to look at a tarp over a sign and weeds and asked if they could clean the site up. Mr. Lucchetti stated he would mention it to his client. **Mr. Porter made a motion, seconded by Ms. Byers, to extend the conditional approval until March 10, 2022. Motion carried unanimously.**

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Data Points: Ms. Byers made a motion, seconded by Ms. Grant, to request from the Town the number of single-family homes; the number of second homeowners; the number of hotel rooms; number of apartment buildings and multi-family homes; the median assessed value of single-family homes in Conway; and the average size of single-family home lots. Motion carried unanimously.

Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant