

CONWAY PLANNING BOARD

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CONWAY PLANNING BOARD

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MAY 11, 2023

A meeting of the Conway Planning Board was held on Thursday, May 11, 2023 beginning at 6:07 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen’s Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Erik Corbett; Bill Barbin; Eliza Grant; Mark Hounsell; Planning Director, Jamel Torres; and Planning Assistant, Holly Whitelaw. Alternates Ted Phillips and Debra Haynes were in attendance.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Byers made a motion, seconded by Mr. Barbin, to approve the Minutes of April 13, 2023 as written. Motion carried unanimously.

The minutes of April 27, 2023 will be reviewed at the next meeting.

STEVEN B. AND ANITA S. CHENEY REVOCABLE TRUSTS (FILE #FR23-01 & #S23-01) – CONCURRENT FULL SITE PLAN AND UNIT SUBDIVISION REVIEW CONTINUED (PID 216-13)

Andrew Fisher of Ammonoosuc Survey Company, Steve Cheney and Chris Meier of Cooper Cargill Chant appeared before the Board. This is an application to construct a 4,200 square foot multi-unit storage building and create a commercial unit subdivision at 77 Old West Side Road, North Conway. This application was accepted as complete on January 26, 2023.

Mr. Fisher submitted photometric plans. Mr. Meier stated the location of the driveway has moved to West Side Road. Mr. Meier withdrew the waiver request for §110-20.C. Mr. Meier asked to remove the gate now that the driveway is on West Side Road; they think it would be more of a detriment and would be better to not have it.

Mr. Colbath asked for Board comment; Mr. Corbett asked if the gate could be closer to the facility. Mr. Meier stated they probably could do that, but would request asking the abutters if they still want it. Mr. Hounsell stated he appreciates the efforts made to make this more palatable; don’t see a reason for a gate or granite curbing. Mr. Hounsell stated he still thinks this was a mistake by the ZBA, but there is nothing we can do to disallow it. Ms. Grant stated if the lights are on a timer and the abutters are ok then she doesn’t see the need for a gate. Mr. Barbin stated he doesn’t think it is a Planning Board issue.

Mr. Colbath asked for public comment; Toni Walker of 3041 West Side Road stated she is located across from the new proposed driveway, and the speed on this road is terrible.

Nancy Stewart of 3436 West Side Road stated many people have missed that corner and driven into her yard. Ms. Stewart stated we need to have Friends of the West Side and she hopes the Master Plan process addresses this.

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Lorig Basmajian of Forest Park Way stated we want to make sure people are prevented from working or repairing boats on the property, that there are as many trees as possible, that they plant mature trees, that this building is being inserted between two State parks, that they not be allowed to store hazardous materials, that it has been indicated that this storage is for cars and boats and does not intend to rent to commercial businesses, request that it be offered to the existing homeowners first, that light pollution is going to be enforced and light will be contained on the premises, eliminate the need for painted lines in the parking lot and prevent as much light pollution as possible.

Mr. Colbath stated there is a note being added to the plan regarding outdoor storage. Mr. Colbath stated this Board cannot dictate who he rents to first. Mr. Cheney stated he is offering them to his tenants first.

Mr. Fisher read a waiver request for §110-20.F./§130-66.C.(8)(f). **Mr. Hounsell made a motion, seconded by Mr. Porter, to grant the waiver for §110-20.F./§130-66.C.(8)(f).** Mr. Colbath asked for public comment; there was none. **Motion carried unanimously.**

Ms. Byers made a motion, seconded by Mr. Hounsell, to conditionally approve the Concurrent Full Site Plan and Unit Subdivision Review for Steven B. and Anita S. Cheney Revocable Trusts conditionally upon indicating NHDOT driveway permit number on plans; adding windows to the gable ends of the building (north and south elevations); adding a note to the plan that states “No outside storage of goods and materials are allowed on the site at any time.”; removing the gate as depicted on the plans; updating waivers granted table on plan; submitting four copies of revised plans with original stamps and signatures; a Mylar for recording; a \$25 check made payable to Carroll County Registry of Deeds for the L-CHIP fee; \$200 for Inspection Fees; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements [if necessary]; when the conditions have been met the plans can be signed out-of-session; and this conditional approval will expire on May 9, 2024. Motion carried unanimously.

OTHER BUSINESS

Conway Poker Room & Casino, LLC (File #NA23-05): This is a request to renovate an 11,700 square foot space within the existing building (previous supermarket) to a restaurant/charitable gaming center at 234 White Mountain Highway, Conway (PID 265-147). **Mr. Porter made a motion, seconded by Mr. Hounsell, to continue the Conway Poker Room & Casino, LLC until November 16, 2023. Motion carried unanimously.**

Twenty Nine Laurent Lane Unit 10 Trust/Kenneth and Kelly Goulart (File #NA23-08): This is a request to allow the construction of 952 square feet of additional living space to be split equally between the two units as well as 192 square feet of extra second floor space at 13 Laurent Lane Unit 8 and 21 Laurent Lane Unit 7 (PID 202-43.007 & 43.008).

Frank Catapano and Kenneth Goulart appeared before the Board. Mr. Catapano reviewed the project and indicated that the condominium association has approved the proposal. Mr. Colbath asked for Board comment; there was none.

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Mr. Porter made a motion, seconded by Ms. Grant, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction of 952 square feet of additional living space to be split equally between the two units as well as 192 square feet of extra second floor space is not subject to a 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 carried unanimously.

Avesta Housing Development Corp./ReVision Energy (File #NA23-09): Megan Ulin of ReVision Energy appeared before the Board. This is a request to allow the installation of a rooftop solar array at Avesta River Turn Woods at 36 Council Road, Conway (PID 262-86.27).

Ms. Ulin reviewed the project with the Board. Mr. Colbath asked for Board comment; Mr. Barbin asked if there is any equipment that is not located on the roof. Ms. Ulin answered only an electrical disconnect on the side of the building.

Mr. Porter made a motion, seconded by Ms. Grant, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the installation of a rooftop solar array at Avesta River Turn Woods is not subject to a 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 carried unanimously.

Belcastro Family Revocable Trust (PID 223-6 & 7) – Lot Merger: This is a request to combine PID 223-6 & 7 to one lot of record at 550 Green Hill Road, East Conway. **Mr. Porter made a motion, seconded by Ms. Grant, to approve the lot merger for Belcastro Family Revocable Trust. Motion carried unanimously.**

May 25, 2023 Planning Board meeting canceled: Just a reminder to the Board that the May 25, 2023 Planning Board meeting has been canceled. The next meeting is June 8, 2023.

Selectmen's Report: Mr. Porter stated he is happy with the Master Plan process.

Issues for Consideration: There were no issues for consideration.

Media Questions: Tom Eastman of the Conway Daily Sun asked about a zoning permit for the Conway Poker Room & Casino. Mr. Torres stated the applicant should be submitting a zoning permit to determine the land use, staff will then review the zoning permit, and if denied the applicant can appeal the decision to the Zoning Board of Adjustment.

Meeting adjourned at 7:05 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant