

**CONWAY PLANNING BOARD**

**MINUTES**

**DECEMBER 8, 2016**

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**CONWAY PLANNING BOARD**

**MINUTES**

**DECEMBER 8, 2016**

A meeting of the Conway Planning Board was held on Thursday, December 8, 2016 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Vice Chair, Steven Hartmann; Secretary, Kevin Flanagan; Sarah Verney; Michael Fougere; Raymond Shakir; Alternate, Steven Steiner; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Porter made a motion, seconded by Mr. Fougere, to approve the Minutes of October 13, 2016 as written. Motion carried with Mr. Hartmann, Mr. Flanagan and Ms. Verney abstaining from voting.**

**ETHAN AND SHANNON MCKENNY (PID 255-10.001) – 2-UNIT SUBDIVISION REVIEW (FILE #S16-13)**

This is an application to create two residential units at 2163 East Conway Road, Center Conway. Mr. Irving stated that the applicant has asked the Board to defer consideration of the application until January 26, 2017. **Mr. Hartmann made a motion, seconded by Mr. Flanagan, to defer consideration of the application for Ethan and Shannon McKenney until January 26, 2017. Motion unanimously carried.**

**13 GREEN STREET PROPERTIES, LLC/BARNES DEVELOPMENT, LLC/ROCK DEVELOPMENT, LLC (PID 235-78.01, 82 & 92) – SUBDIVISION AND BOUNDARY LINE ADJUSTMENT REVIEW (FILE #S16-12)**

This is an application to convey 1.16± acres to PID 235-78.01 from PID 235-92; to convey 0.03± of an acre to PID 235-78.01 from PID 235-82; and then subdivide PID 235-78.01 into two rights-of-way lots at 110 Barnes Road, 24 McMillan Lane, Common Court and Puddin Pond Drive, North Conway. **Mr. Irving stated that the applicant has withdrawn the application.**

**OTHER BUSINESS**

**Set public hearing for proposed and petitioned zoning amendments – January 26, 2017:**

Mr. Irving stated the Town Manager and Board of Selectmen have been working on updates and revisions to the "Conway Code" which is a formal compilation of the Town's Charter, ordinances, regulations and policies. Mr. Irving stated the amendments to several chapters of the Conway Code require both Planning Board and Town Meeting actions. Mr. Irving stated there are five amendments that are proposed; there are no substantive changes, mostly renumbering.

**Adopted: January 26, 2017 – As Written  
CONWAY PLANNING BOARD – DECEMBER 8, 2016**

Mr. Flanagan asked if there will be reference to the old numbers within the new document. Mr. Irving answered in the negative. **Mr. Porter made a motion, seconded by Mr. Fougere, to hold a public hearing on the proposed zoning amendments and any petitioned zoning amendments that might be received on January 26, 2017. Motion unanimously carried.**

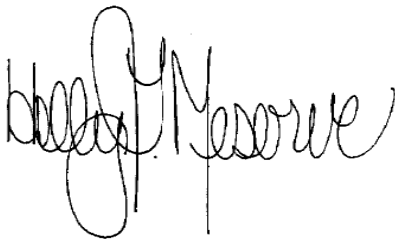
**Town of Conway/North Conway Community Center – Request for a Concurrent Site Plan and Subdivision Review (PID 218-29 & 30):** Mr. Irving stated the Board of Selectmen had asked this Board's opinion regarding conveying land owned by the Town of Conway to the North Conway Community Center which the Board addressed at the September 22, 2016 Planning Board meeting; this is the application that would transfer the land and create a two-unit subdivision. **Mr. Porter made a motion, seconded by Mr. Hartmann, to allow a concurrent site plan and subdivision review of PID 218-29 & 30. Motion unanimously carried.**

**Gift of Land (PID 215-77) – 2859 White Mountain Highway:** Mr. Irving stated a North Conway group has purchased this land that is in disrepair and they would like to gift it to the Town. Mr. Hartmann asked who is responsible for the demolition of the home. Mr. Porter stated it would be demolished and be a clean piece of land prior to being given to the Town; there will be no cost to the Town.

Mr. Flanagan asked how would it be redeveloped. Mr. Porter stated it would remain as it is. Mr. Flanagan asked if there would be any plantings. Mr. Porter answered whatever is needed to promote grass growth. Mr. Flanagan asked if there is any historical value to the building. Mr. Porter stated the only historical aspect of the building is that what you see today is what you saw 60 years ago. **Mr. Hartmann made a motion, seconded by Mr. Porter, to recommend the Board of Selectmen accept the gift of land. Motion unanimously carried.**

Meeting adjourned at 7:09 pm.

Respectfully submitted,



Holly L. Meserve  
Recording Secretary

TOWN OF CONWAY  
NEW HAMPSHIRE

## MEMO

**TO:** Planning Board  
Conservation Commission

**FROM:** Earl Sires, Town Manager

**DATE:** November 21, 2016

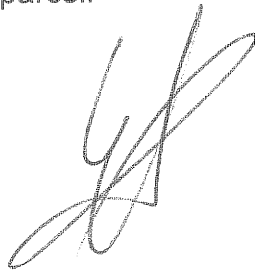
**RE:** Offer of Gift of Land  
Tax Map/Lot # 215-77

The Town has been offered the above-referenced parcel.

Attached please find a copy of the letter received offering to gift the property to the Town along with a map and a photo of the property. As you will see in the letter, it is intended that the building will be demolished and the lot returned to greenspace.

Kindly review this offer and provide a recommendation as to whether the Town should accept the parcel.

Thank you.



cc: Board of Selectmen  
Tom Irving/Planning Director

# River Run Co., Inc.

DEVELOPER OF VACATION OWNERSHIP  
COMMERCIAL & RESIDENTIAL REAL ESTATE

Eastern Slope Inn  
Resort

The Oxen Yoke Inn  
& Motel

Attitash  
Mountain Village

Attitash  
Marketplace Motel

Attitash Realty

Glen Warehouse

October 20, 2016

Earl Sires  
Town Manager  
Town of Conway  
1634 East Main Street  
Center Conway, NH 03813

RE: 2859 White Mountain Highway

Dear Earl,

We have enclosed a copy of the signed purchase and sale agreement for 2859 White Mountain Highway in North Conway Village with a closing in December 2016. This is the long abandoned house at the intersection of White Mountain Highway and the Conway Scenic Railroad in North Conway Village (see enclosed photo).

The goal of purchasing this property is to return this property to a natural state by the removal of the existing structure and the planting of indigenous grasses. River Run Co. Inc. is depositing \$20,000 with Mount Washington Valley Preservations Association to cover the cost to restore the property.

We are asking the Town to accept the deed to the property as it is returned to a natural state. We would like to start the necessary steps required for the Town of Conway to receive this property. Please forward to us a list of the requirements for conveyance to the Town.

If you have any questions regarding the property, please email me at [SheilaDuane@AttitashRealty.com](mailto:SheilaDuane@AttitashRealty.com).

Sincerely,



Sheila A. Duane  
Project Manager  
River Run Co. Inc.  
356-6321 X:6469  
[SheilaDuane@AttitashRealty.com](mailto:SheilaDuane@AttitashRealty.com)

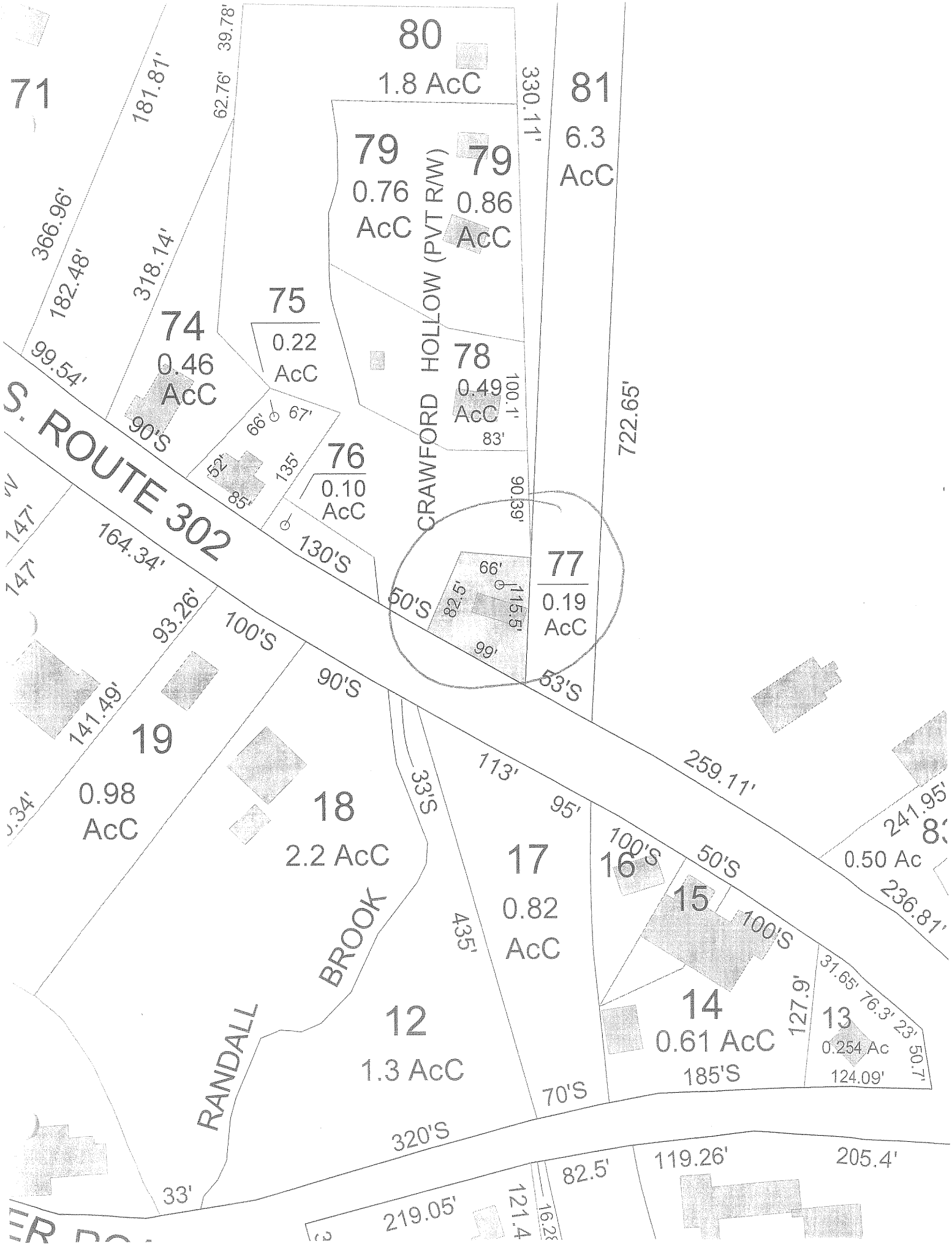
Cc: Joe Berry, President- River Run Co. Inc.  
Janice Crawford, Mt. Washington Valley Preservation Association

PO Box 826 • 2760 Main Street • North Conway, NH 03860  
Phone: 603.356.6321 • Fax: 603.356.6189 • [www.mwvacc.com](http://www.mwvacc.com)

RECEIVED

OCT 24 2016

TOWN OF CONWAY NH



71

81

80

79

79

75

74

78

76

77

19

18

17

16

15

12

14

13

S. ROUTE 302

CRAWFORD HOLLOW (PVT RW)

RANDALL BROOK

1.8 AcC

6.3 AcC

0.76 AcC

0.86 AcC

0.22 AcC

0.46 AcC

0.49 AcC

0.10 AcC

0.19 AcC

0.98 AcC

2.2 AcC

0.82 AcC

0.50 Ac

1.3 AcC

0.61 AcC

0.254 Ac

366.96'  
182.48'

181.81'

62.76'  
39.78'

330.11'

318.14'

99.54'

722.65'

147'  
147'

164.34'

66' 67'

52' 85'

135'

100.1'

90.39'

50'S

66'  
115.5'  
82'  
99'

53'S

147.34'

141.49'

93.26'

100'S

90'S

33'S

113'

95'

259.11'

241.95'  
8'

100'S

50'S

100'S

43'S

236.81'

320'S

70'S

127.9'

31.65' 76.3' 23' 50.7'

185'S

124.09'

33'

219.05'

121.4'

82.5'

119.26'

205.4'

ER DO



