

CONWAY PLANNING BOARD

MINUTES

FEBRUARY 14, 2019

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CONWAY PLANNING BOARD

MINUTES

FEBRUARY 14, 2019

A meeting of the Conway Planning Board was held on Thursday, February 14, 2019 beginning at 7:01 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Secretary, Sarah Verney; Raymond Shakir; Steven Steiner; Benjamin Colbath; Planning Director, Thomas Irving; Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Steiner made a motion, seconded by Mr. Colbath, to approve the Minutes of January 24, 2019 as written. Motion carried unanimously.

TOWN OF CONWAY/ONE80 SOLAR – FULL SITE PLAN REVIEW (PID 253-17 & 19) FILE #FR19-02

Adam Sandahl of CMA Engineers and Patrick Attwater of One80 Solar appeared before the Board. Paul DegliAngeli, Town Engineer, was in attendance. This is an application to install a solar array over the closed Conway landfill. Mr. Sandahl gave an overview of the project. **Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application for the Town of Conway/One80 Solar for a full site plan review as complete. Motion carried unanimously.**

Mr. Irving stated this is Town land; it is two parcels of land and there is a lot merger request to make into a single lot. Mr. Irving stated staff has no issues with the two waiver requests. Mr. Hartmann asked for public comment; there was none.

Mr. Hartmann asked for Board comment; Mr. Shakir asked are you using gabion baskets and Unistrut. Mr. DegliAngeli answered in the affirmative. Mr. Steiner asked if this was the warrant article from two years ago. Mr. DegliAngeli answered in the affirmative. Mr. Colbath asked if they would be driving heavy machinery on the hill. Mr. Attwater answered in the negative. Mr. Sandahl stated we will need to do an evaluation on the equipment, and permits are required from the New Hampshire Department of Environmental Services.

Mr. Irving read a waiver request for §110-6.B.2, Scale. **Mr. Steiner made a motion, seconded by Mr. Porter, to grant the waiver for §110-6.B.2, Scale.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Irving read a waiver request for §110-29. **Mr. Shakir made a motion, seconded by Mr. Porter, to grant the waiver for §110-29.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Steiner made a motion, seconded by Mr. Colbath, to conditionally approve the full site plan for the Town of Conway/One80 Solar conditionally upon Town Engineer approval; Redstone Fire Chief approval; \$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 May 9, 2019. Motion carried unanimously.

Mr. Shakir made a motion, seconded by Mr. Colbath, to approve the lot merger to merge PID 253-17 and 253-19 into one lot of record. Motion carried with Mr. Porter abstaining from voting.

OTHER BUSINESS

Gary and Alane Bamberger/Matt and Dan Lounsbury (File #NA19-01) – §110-4.A.(5):

This is a request to convert the former veterinary clinic to a multi-unit residential apartment at 407 White Mountain Highway, Conway (PID 262-95). Mr. Irving stated the applicant has withdrawn this request.

North Conway Community Center (File #NA19-02) – §110-4.A.(5): Tim Scott appeared before the Board. This is a request to install roof mounted solar panels at 78 Norcross Circle, North Conway (PID 218-29.101). Mr. Irving stated that this is not a typical roof surface allowed in the regulations, so he was not able to approve it administratively.

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 installation of roof mounted solar panels 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 carried with Mr. Colbath abstaining from voting.

Bank of New Hampshire (File #NA19-03) – §110-4.A.(5): Joanne Coppinger of RFS Engineering appeared before the Board. This is a request to replace the existing drive-up remote teller station and ATM with a 3,230 square foot bank building and redevelop the existing infrastructure at 23 Main Street, Conway (PID 276-277).

Mr. Hartmann asked if there would have been any waivers. Mr. Irving stated he does not believe there would be for the improvements they are making. Mr. Irving stated since the parking lot straddles property lines, the Board would have needed to reaffirm the existing conditions. Mr. Irving stated this proposal is making the site more conforming. Mr. Hartmann asked for Board comment; there was none. Mr. Hartmann asked for public comment; there was none.

Adopted: March 14, 2019 – As Written
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Mr. Steiner made a motion, seconded by Mr. Porter, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the replacement of the existing drive-up remote teller station and ATM with a 3,230 square foot bank building and redeveloping the existing infrastructure 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 carried with Mr. Shakir voting in the negative.

Greydon Turner – Rental discussion: This discussion was canceled this evening.

§110-4.A.(4) – Proposed Amendments: Mr. Irving reviewed attached proposed amendments to §110-4.A.(4). Mr. Porter made a motion, seconded by Mr. Steiner, to post the proposed amendments to §110-4.A.(4) for a public hearing on March 14, 2019. Motion carried unanimously.

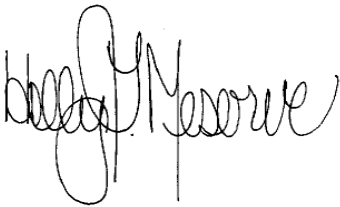
§110-30.C.(1)(d) – Proposed Amendments: Mr. Irving reviewed the attached proposed amendments to §110-30.C.(1)(d). Mr. Colbath made a motion, seconded by Mr. Steiner, to post the proposed amendments to §110-30.C.(1)(d) for a public hearing on March 14, 2019. Motion carried unanimously.

§130-66.C.(5) – Proposed Amendments: Mr. Irving reviewed the attached proposed amendments to §130-66.C.(5). Mr. Colbath made a motion, seconded by Mr. Porter, to post the proposed amendments to §130-66.C.(5) to a public hearing on March 14, 2019. Motion carried with Mr. Shakir voting in the negative.

February 28, 2019 Planning Board Meeting: Mr. Colbath made a motion, seconded by Ms. Verney, to cancel the February 28, 2019 Planning Board meeting. Motion carried unanimously.

Meeting adjourned at 7:31 pm.

Respectfully submitted,



Holly L. Meserve
Planning Assistant

§ 110-4 A.

- (4) Small undertakings where it is demonstrated that:
- (a) All proposed changes to the structure and/or site conform to all other applicable codes and reasonably conform to the site design standards of this chapter;
 - (b) Proposed changes do not increase the intensity of use on the site beyond the service capacity of existing on-site infrastructure (including but not limited to parking, traffic generation and septic loading);
 - (c) Any net reduction in greenspace on the lot is less than or equal to ~~400~~ 1,000 square feet;
 - (d) Any increase in structure floor space is less than or equal to ~~200~~ 500 square feet; and
 - (e) In order to ensure that cumulative impacts can be evaluated by the Planning Board in a public forum, this Subsection A(4) shall not be applied if its application, combined with prior applications since the latest review by the Planning Board, would result in a cumulative decrease of greenspace greater than ~~800~~ 2,000 square feet or in a cumulative increase in structure floor space greater than ~~400~~ 1,000 square feet.

§110-30.C.(1)(d) Roof top solar panels are permitted so long as they are flush mounted at the same pitch as the underlying roof.

§130-66 C. (5) ~~Dead-end length and units, maximum. A dead-end street shall not exceed 1,000 feet in length not serve more than 35 dwelling units.~~