

CONWAY PLANNING BOARD

MINUTES

MAY 14, 2020

PAGES

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• March 12, 2020 – Adopted as Written |
| 1 | Evergreens on the Saco Owners Association/EJ Poliquin Corp./Edward J. Poliquin, Jr./Evergreens on the Saco Development Corp. (File #S20-03) – Unit Subdivision (PID 265-161.3) <ul style="list-style-type: none">• Approved; Plans Signed |
| 2 | Other Business <ul style="list-style-type: none">• Huntington Ravine Management Co., LLC/Federal Spice Corp. (File #NA20-03) – §110-4.A.(5) – (PID 277-183 & 184)• Mary Gaudette/Randy and Kimberly Gaudette (File #S19-07) – (PID 201-23.1 & 23.2)• Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/Vertex Tower Assets, LLC/New Cingular Wireless PCS, LLC (PID 260-58) – Conditional Approval Expiring (File #FR19-05)• Allan Brothers Real Estate Holdings, LLC (PID 265-199) – Conditional Approval Expiring (File #S19-06)• Mt. Washington Valley Economic Council (PID 262-86.26) – Request for a Concurrent Site Plan and Subdivision Review |
| 3 | Public Hearing – Proposed Amendments to the Subdivision Review Regulations <ul style="list-style-type: none">• §130, Definition of Driveway |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, May 14, 2020 beginning at 7:02 pm at the Conway Recreation and Parks Department, 176 Main Street, Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Sarah Frechette; Secretary, Benjamin Colbath; Steven Steiner; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Steiner, to approve the Minutes of March 12, 2020 as written. Motion carried unanimously.

EVERGREENS ON THE SACO OWNERS ASSOCIATION/EJ POLIQUIN CORP./ EDWARD J. POLIQUIN, JR./EVERGREENS ON THE SACO DEVELOPMENT CORP. (PID 265-161.3) – UNIT SUBDIVISION REVIEW (FILE #S20-03)

Mark Lucy of White Mountain Survey and Engineering appeared before the Board. Ed Poliquin was in attendance. This is an application to amend an existing subdivision approval (File #S04-17) to change units 48 and 49 from a duplex to single units; to relocate unit 52; and to combine single units 44 and 45 into a duplex structure on Poliquin Drive, Conway (PID 265-161.3). Mr. Lucy gave an overview of the project.

Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application of Evergreens on the Saco Owners Association/EJ Poliquin Corp./Edward J. Poliquin, Jr./Evergreens on the Saco Development Corp. for a unit subdivision review as complete. Motion carried unanimously.

Mr. Hartmann asked for Board comment; Mr. Hartmann asked if the market has driven this change. Mr. Lucy answered in the affirmative.

Mr. Hartmann asked for public comment; Bob DiPace with the Evergreens on the Saco Homeowner's Association stated Mr. Poliquin has done well by them, and they are in favor of this change. George Paz of Evergreens on the Saco stated he is in favor of this change. There were no waivers requested.

Mr. Porter made a motion, seconded by Mr. Steiner, to approve the unit subdivision for Evergreens on the Saco Owners Association/EJ Poliquin Corp./Edward J. Poliquin, Jr./ Evergreens on the Saco Development Corp. Motion carried unanimously. The plans were signed.

OTHER BUSINESS

Mr. Steiner made a motion, seconded by Ms. Frechette, to take the agenda out-of-order. Motion carried unanimously.

Huntington Ravine Management Co., LLC/Federal Spice Corp. (File #NA20-03) – §110-4.A.(5): Shawn Bergeron of Bergeron Technical Services appeared before the Board. Kirsten Neves of Tuckerman Brewing Company was in attendance. This is a request to allow food menu items and entertainment in the existing tasting room at 64 & 66 Hobbs Street, Conway (PID 277-183 & 184).

Mr. Bergeron stated the same manufacturing license that allows them to manufacture beer allows them to have a tasting room. Mr. Bergeron stated they are only allowed to serve up to two pints to a person per day. Mr. Bergeron stated they received approval from this Board to increase the number of occupants to 90. Mr. Bergeron stated as their business plan developed, they decided they wanted to apply for a beer and wine license. Mr. Bergeron stated to get this license they must expand their food options.

Mr. Bergeron stated to do this they need the Town of Conway to acknowledge and approve the expanded number of food items and entertainment. Mr. Bergeron stated they are asking that the Planning Board give Mr. Irving permission to write a letter acknowledging entertainment and that there is no issue with the license and the six additional menu items.

Mr. Irving asked if there is a commercial kitchen on-site or if the food would be pre-made off-site and reheated on-site. Mr. Bergeron stated they have all the cooking equipment necessary to modify the menu. Mr. Bergeron stated they would not be obtaining a building permit for a kitchen. Mr. Irving stated that they will need to obtain a revised Certificate of Occupancy to include the cooking area. Mr. Bergeron agreed.

Mr. Colbath asked with the additional food items would any additional fire suppression be needed. Ms. Neves answered in the negative and stated they have a panini press and would be providing sandwiches.

Relative to the request for a finding that a Site Plan Review would not be applicable per §110-5.A.5, **Mr. Colbath made a motion, seconded by Mr. Steiner, to approve the beer and wine permit, the indoor entertainment in the tasting room and up to seven menu items in the tasting room. Motion carried unanimously.**

Mary Gaudette/Randy and Kimberly Gaudette (File #S19-07): This is to request approval of a corrective plan to remedy right-of-way discrepancies (PID 201-23.1 & 23.2). Mr. Irving stated there were some discrepancies on the plan originally approved and this plan represents the correct edge of right-of-way. Mr. Irving stated the lots still comply with the Town of Conway regulations. **Mr. Steiner made a motion, seconded by Mr. Colbath, to approve the corrective plan. Motion carried unanimously.** The plans were signed.

Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/Vertex Tower Assets, LLC/New Cingular Wireless PCS, LLC (PID 260-58) – Conditional Approval Expiring (FILE #FR19-05): Mr. Steiner made a motion, seconded by Mr. Colbath, to extend the conditional approval for Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/ Gary and Caroline Follmer/Vertex Tower Assets, LLC/New Cingular Wireless PCS, LLC until November 12, 2020. Motion carried unanimously.

Allan Brothers Real Estate Holdings, LLC (PID 265-199) – Conditional Approval Expiring (FILE #S19-06): Mr. Porter made a motion, seconded by Mr. Steiner, to extend the conditional approval for Allan Brothers Real Estate Holdings, LLC until November 12, 2020. Motion carried unanimously.

Mt. Washington Valley Economic Council (PID 262-86.26): This is a request for a concurrent site plan and subdivision review. Mr. Colbath made a motion, seconded by Mr. Steiner, to approve the request of Mt. Washington Valley Economic Council for a concurrent site plan and subdivision review. Motion carried unanimously.

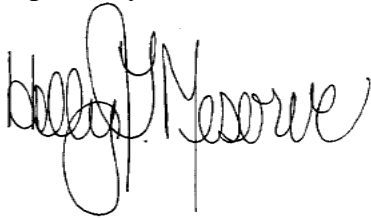
PUBLIC HEARING – PROPOSED AMENDMENTS TO THE SUBDIVISION REVIEW REGULATIONS

§130, Definition of Driveway: This amendment facilitates driveways to parking areas shared by unit subdivisions that accommodate duplex and single-family dwellings.

Mr. Hartmann opened the public hearing at 7:32 pm. Mr. Hartmann asked for Board comment; there was none. Mr. Hartmann asked for public comment; there was none. The public hearing was closed at 7:33 pm. **Mr. Porter made a motion, seconded by Mr. Steiner, to amend the subdivision review regulations regarding §130, definition of driveway. Motion carried unanimously.**

Meeting adjourned at 7:45 pm.

Respectfully submitted,



Holly L. Meserve
Planning Assistant

DRIVEWAY

An area located on a lot, tract or parcel of land and built for access to a garage or off-street parking space, serving not more than two single-family dwellings. Driveways may be allowed for access to parking lots to serve multifamily buildings and such driveways shall meet commercial standards and may be a maximum of 200 feet in length.

DRIVEWAY

An area located on a lot, tract or parcel of land and built for access to a garage or off-street parking space, serving not more than two ~~single-family dwellings~~ **lots, tracts or parcels of land**. ~~Driveways may be allowed for access to parking lots to serve multifamily buildings and such driveways shall meet commercial standards and may be a maximum of 200 feet in length.~~ **Driveways may be allowed for access to parking areas in unit subdivisions containing single family, duplex and multifamily residential structures provided that such driveways and parking areas shall meet commercial standards and such driveways may be a maximum of 200 feet in length.**