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**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 8, 2003**

A meeting of the Conway Planning Board was held on Thursday, May 8, 2003, beginning at 7:30 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Brian Glynn; Martha Tobin; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the Minutes of April 24, 2003 as written. Motion unanimously carried.**

**RICHARD AND JOY CHECK – FULL SITE PLAN REVIEW (PID 252-52) FILE #FR03-04**

Edgar Allen of ThaddeusThorne Surveys appeared before the Board. Mr. Irving stated that there are some necessary changes and suggested that the Board accept the application as substantially complete and continue it to another hearing date.

**Mr. Robinson made a motion, seconded by Mr. Briggs, to accept the application of Richard and Joy Check for a full site plan review as substantially complete. Motion unanimously carried.**

Ms. Duane asked for public comment; Dan Kennedy asked how the residential unit would be used on this property. Ms. Duane explained how the caretakers provision came into effect. Brian Glynn joined the Board at this time. Mr. Irving read the definition of a caretakers unit. Mr. Kennedy asked if the Board feels a caretaker's unit compromises the industrial zone by allowing a residential unit. Ms. Duane stated that she thought it was a positive for those businesses that needed someone on the premise 24-hours a day.

**Mr. Drinkhall made a motion, seconded by Mr. Briggs, to continue the full site plan review for Richard and Joy Check until May 22, 2003. Motion unanimously carried.**

**OTHER BUSINESS**

**Election of Officers: Mr. Briggs made a motion, seconded by Ms. Tobin, to nominate Sheila Duane as Chair, Bob Drinkhall as Vice Chair, and Brian Glynn as Secretary. Motion unanimously carried.**

**Adopted: May 22, 2003 – As Written  
CONWAY PLANNING BOARD – MAY 8, 2003**

**Robert Bell (PID 232-61 & 62) – Boundary Line Adjustment – Conceptual Review:**

Robert Bell appeared before the Board. Mr. Irving stated that Mr. Bell would like to swap land between two parcels that he owns. Mr. Irving stated that he is not making either lot any more non-conforming, as one is under the one-acre requirement and neither meet the road frontage requirement, and asked the Board's opinion. The board had no issues with the proposed boundary line adjustment.

**Chinook Café (PID 265-35):** Margaret Loughran appeared before the Board. Mr. Irving stated that there is an approval on file for a deck and for 64-seats inside and out. Mr. Irving stated that the applicant would like to remove the seating along the street and move it to the side of the building with the planter type boxes and a metal frame awning/canopy. Mr. Irving stated that the structure and the fabric would be removed in the winter. Mr. Irving stated that there is no proposed increase in seating.

Mr. Irving asked if this would qualify under 123-4.A.(5). Ms. Duane asked if there were any questions; Mr. Robinson asked if this would eliminate the seating in the front. Ms. Loughran answered in the affirmative and stated that the seating would be strictly along the side of the building.

**Mr. Glynn made a motion, seconded by Ms. Tobin, that the Board finds that the proposed awning and moving the patio from the front of the building to the side of the building is not subject to site plan review pursuant to 123-4.A.(5). Motion unanimously carried.**

**Master Plan:** Mr. Drinkhall made a motion, seconded by Mr. Briggs, to hold a public hearing on the Master Plan on May 29, 2003 at 7:00 p.m. at the Conway Town Hall. Motion unanimously carried.

**Economic Council Housing Committee:** David Robinson will be the representative.

**3" Caliper Trees:** Ms. Duane stated that the survival rate of 3" caliper trees is not good. Ms. Duane stated if the requirement for trees goes down an inch the survival rate goes up substantially. Ms. Duane stated that the Board should review the tree requirements and list the pros and the cons. Mr. Briggs stated that it is worthy of considering and he would like to research it. Mr. Briggs stated that he would report back to the Board at the next meeting. Mr. Glynn stated that he would also like to look at the specie of trees. Mr. Irving asked if this is just for those being planted or those being credited as well. The Board agreed that those trees being credited could be reduced as well.

**Skate Board Parks:** Ms. Duane stated that she had a discussion with some students who are tired of being asked to leave parking lots and stated that she would like to find them a place to go. Mr. Irving stated that they would need to approach the Board of Selectmen and should also contact Wolfeboro and Nashua as they have recently developed Skate Board Parks. Ms. Duane suggested allowing them to use the Depot Street parking lot. Mr. Briggs stated maybe they could be allowed to use it from 6:00 to 9:00.

**Adopted: May 22, 2003 – As Written  
CONWAY PLANNING BOARD – MAY 8, 2003**

Mr. Glynn asked about John Fuller School. Ms. Duane stated that Depot Street is lit. Mr. Briggs stated that it is also visible. Mr. Robinson stated if it becomes a problem we can always nix it. Ms. Duane stated that she would draft a letter to the Board of Selectmen.

**Committee Reports:** Mr. Glynn will continue to be on the Citizen Design

**Roger Jones- J & J Floor Covering (PID 252-12):** Mr. Irving asked if it was reasonable to ask the applicant to shield the lights on the front of his building when there is light coming from the street light. The Board agreed that not requiring the lights on the front of the building to be shielded is an acceptable field change.

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Holly L. Meserve  
Recording Secretary

Robert Bell PO Box 2035  
115 Red Ridge Lane  
Lot # 7 and 6 Birch Hill  
North Conway NH 03860

603 356-8821 Day 356 2167

I have talked with Tom Irving about a property line adjustment and showed him a plan regarding this matter. He said he didn't see any problems and suggested that I meet with the planning board on May 8 2003. The intent is to build a home in the front of the property while allowing privacy to both myself and my neighbor as we are set back much deeper on the property. I would like to allow for the line to be adjusted without adding or reducing the acreage or the frontage of either property. Please contact me and let me know if this is the date I can talk with you as I would like to begin to line things up with this project.

Thank you,

Robert Bell

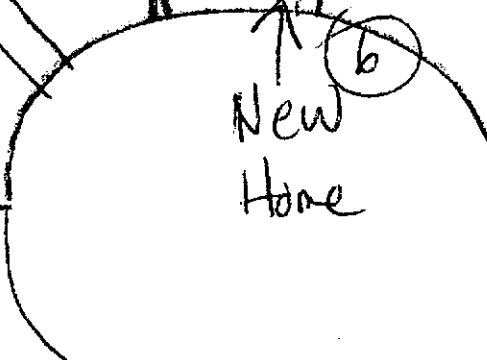
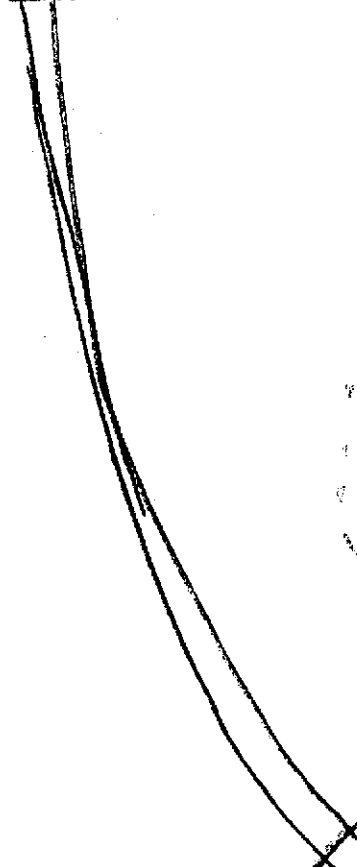


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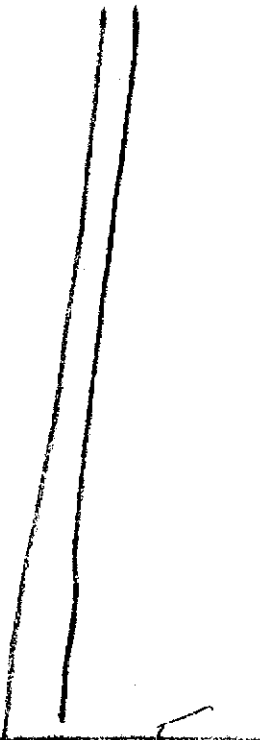
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**TOWN OF CONWAY**

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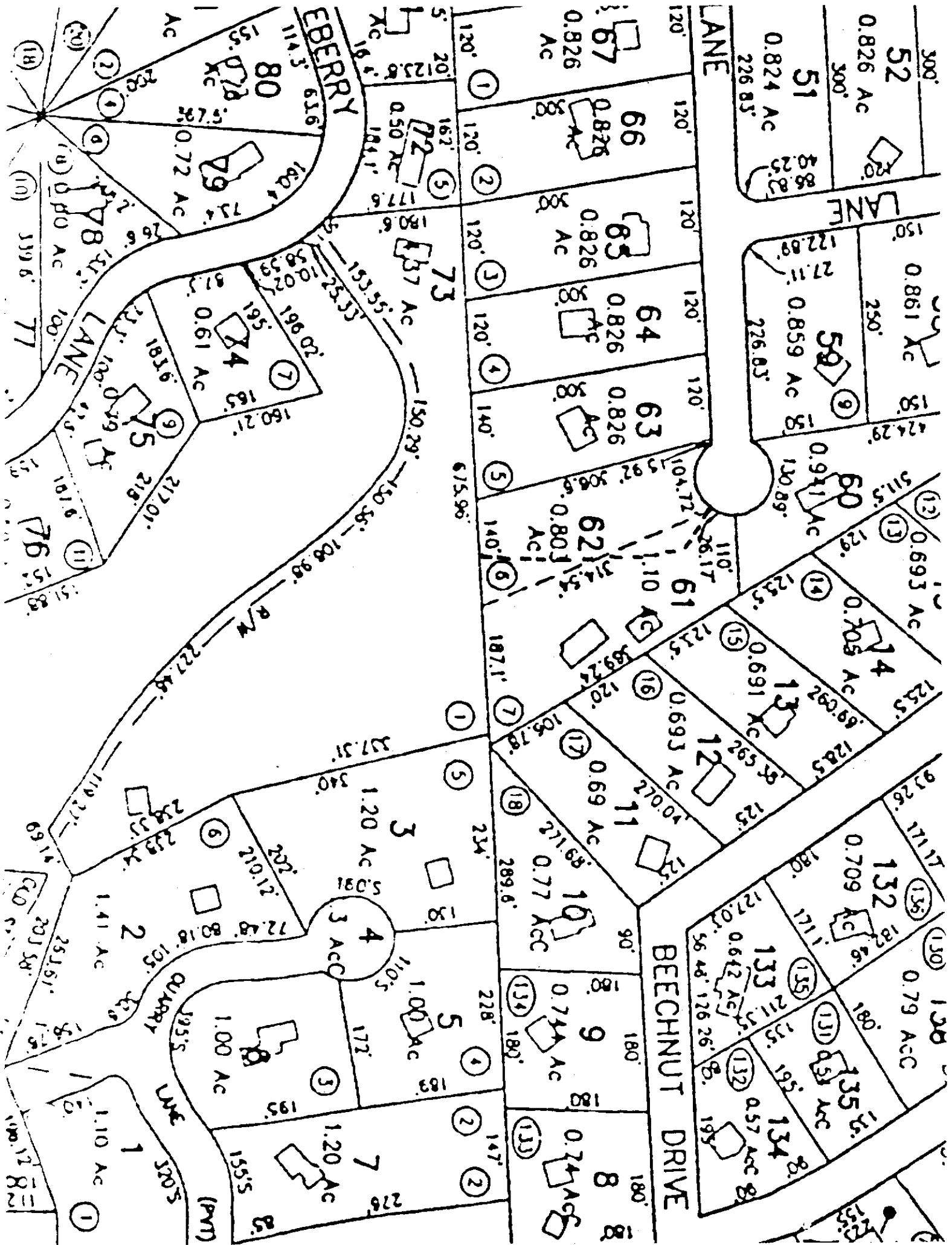


New Home



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LANE

BEECHNUT DRIVE

QUARRY LANE

EBERY

LANE

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(PMT)

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