

CONWAY PLANNING BOARD

MINUTES

JUNE 14, 2001

A meeting of the Conway Planning Board was held on Thursday, June 14, 2001, beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Vice Chair, Martin Frank; Secretary, Conrad Briggs; Brian Glynn; Robert Drinkhall; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of May 24, 2001 should be amended as follows: page 1, paragraph 2 under Suspension of Bylaws, line 1 should read, "Mr. O'Brien made a motion, seconded by Mr. Briggs..." and Mr. Frank made the clarification that the rules were suspended because there was not enough community interest. **Mr. Briggs made a motion, seconded by Mr. Frank, to approve the Minutes of May 24, 2001 as amended. Motion unanimously carried.**

RICHARD FURBUSH/FURBUSH REALTY, LLC – MINOR SITE PLAN REVIEW (TAX MAP 235, PARCEL 37) FILE #MR01-08

Richard Furbush, applicant, and Shawn Bergeron of Bergeron Technical Services appeared before the Board. Mr. Bergeron stated that the applicant would like to construct a 275 square foot addition and increase the seating by twelve (12) seats. **Mr. Briggs made a motion, seconded by Mr. Frank, to accept the application of Richard Furbush/Furbush Realty LLC for a minor site plan review as complete. Motion unanimously carried.**

Mr. Irving reviewed the staff report and stated that he has no problems with the waiver requests. Mr. Glynn asked about increasing the seats to the allowable capacity. Mr. Furbush stated he would like to, but at this time he is only moving the few seats by the waiting area. Mr. Bergeron stated that more seating would require more parking spaces. Ms. Duane asked about the parking lot above the main lot. Mr. Bergeron stated that it is a steep grade and not intended for patron parking.

Ms. Duane read waiver requests for Articles 123-20.G., 123-20.I. and 123-21.A.1. Mr. Frank stated that he is concerned with adding 12 seats and eliminating one parking space. Mr. Glynn stated that the parking spaces are not all filled at the same time. Mr. Bergeron stated the Town of Conway's parking calculation is one space per three seats, which includes employee parking. Mr. Bergeron stated that the applicant is lucky enough to have an area where employees can park.

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Ms. Duane read waiver requests for Articles 123-29.A.2. & 3., 123-29.D.5. and 123-29.D.6. Mr. Irving stated that the trees could cause some site problems when they are larger. Ms. Duane read waiver requests for Articles 123-29.D.8. and 123-30. Mr. Irving stated that the existing wall meets the 5% window requirement. Mr. Bergeron stated that the new construction will have substantially more windows, plus it will have a sloped roof and siding to match the existing structure.

Ms. Duane read waiver requests for Articles 123-27 & 131-67.C.8.a.; and 131-67.C.8.f. Ms. Duane read the requirements to grant a waiver. **Mr. Frank made a motion, seconded by Mr. Briggs, to approve the waiver requests for Articles 123-20.G., 123-20.I., 123-21.A.1., 123-29.A.2. & A.3., 123-29.D.5., 123-29.D.6., 123-29.D.8., 123-30., 123-27 & 131-67.C.8.a, and 131-67.C.8.f.** Ms. Duane asked if there were any questions from the Board; there were none. Ms. Duane asked for public comment; there were none. **Motion unanimously carried.**

Ms. Duane asked if there were any other questions from the Board; there was none. Ms. Duane asked for public comment; there was none. **Mr. Frank made a motion, seconded by Mr. O'Brien, to conditionally approve the minor site plan for Richard Furbush/Furbush Realty LLC conditionally upon obtaining a New Hampshire Department of Transportation driveway permit; a performance guarantee for 50% of all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire in 90 days [September 12, 2001]. Motion unanimously carried.**

PUBLIC HEARING – PLANNING BOARD POLICY ON APPOINTED PLANNING BOARD MEMBERS

The public hearing was opened at 7:32 p.m. Mr. Irving stated that he would recommend that once this policy is adopted it should be incorporated into the Planning Board's rules and procedures. Ms. Duane read the policy. Mr. O'Brien asked if there was any time limit. Ms. Duane answered in the negative. Mr. Frank stated that the policy covers both elected members and alternate vacancies.

Ms. Duane asked for public comment; there was none. The public hearing was closed at 7:40 p.m. **Mr. Frank made a motion, seconded by Mr. O'Brien, to hold a second public hearing on the Planning Board policy on appointed Planning Board members on June 28, 2001. Motion unanimously carried.**

AFFIRM MASTER PLAN CONSULTANT SELECTION

Mr. Irving stated that the Committee has recommended RKG Associates. Mr. Irving stated that all the applicants had outstanding talents and this was not an easy decision. Mr. Irving stated that it came down to who was the best fit. Mr. O'Brien stated that we always go with people from out of town.

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Mr. Frank made a motion, seconded by Mr. Drinkhall, to authorize the Town Manager to commence contract and scope of work negotiations with RKG Associates and to negotiate with other individuals to supplement RKG Associates team and town staff resources for the master plan. Ms. Duane asked for public comment; there was none. **Motion carried with Mr. O'Brien voting in the negative.**

OTHER BUSINESS

Alvin Miller (Tax Map 214, Parcel 79) File #S01-02: Mr. Miller reviewed the attached letter. After a brief discussion, **Mr. O'Brien made a motion, seconded by Mr. O'Brien, to allow the conditional approval of Pondview at Cranmore Subdivision be extended so that it expires ninety (90) days after the municipal sewer line is installed and is operable at or near the intersection of Whitaker Land and Vista View Road, in no event beyond September 30, 2002, pending Town Council review. Motion unanimously carried.**

Cesare Macchioni: Mr. Macchioni submitted a letter of interest in being on the Ordinance Review Committee. After a brief discussion, **Mr. Frank made a motion, seconded by Mr. Glynn, to accept Cesare Macchioni as a resident member of the Ordinance Review Committee. Motion unanimously carried.**

Goals: The Board had a brief discussion on their goals for the year 2001.

Current Land Use Survey: After a brief discussion, the Board agreed to discuss this further on June 28, 2001.

Ordinance Review Committee Update: Ms. Duane stated that they have been discussing storage trailers and the next meeting will be held on June 20, 2001.

Temporary Display of Goods: Mr. Irving stated that the Town has been reviewing outdoor display of goods. Mr. Irving stated that if it is not on an approved site plan then it is not authorized. Mr. Irving stated that we are finding several businesses that are not in compliance. The Board agreed to discuss this subject further on June 28, 2001.

John and Eleanor Schiavi/Mountainvale Village M.H.P. (Tax Map 254, Parcel 29) File FR01-03 : The Board agreed the conditions had been met and the plans were signed.

Peter Donohoe/M. Lynn Lyman (Tax Map 218, Parcel 104) File #MR00-20: The Board agreed that the conditions had been met and the plans were signed.

Ohlson Properties (Tax Map 276, Parcel 294) File #FR00-13 & #MR00-20: Mr. Irving submitted a field change request from the applicant to change the elevations. After a brief discussion, **Mr. Briggs made a motion, seconded by Mr. O'Brien, to approve the field changes for Ohlson Properties as presented on the plan received June 14, 2001 as long as they meet the 5% window requirement. Motion unanimously carried.**

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Meeting adjourned at 9:20 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary

PUBLIC HEARING
6/28/01

Draft Policy Regarding Appointed Planning Board Members

A resident who wishes to be appointed to fill the remaining term of an elected member who has vacated their position, or who wishes to be appointed as an alternate shall do the following:

- Express interest in writing to the Chair of the Planning Board. Include information on background, experience and/or other pertinent information and a statement as to why s/he wishes to be appointed to the board. This information will be made available to all board members.
- At a minimum, attend one regular monthly meeting and one workshop session per the current schedule.
- Following this attendance, a discussion with the applicant will be arranged at a regular meeting or workshop session to discuss his/her candidacy with the board.

The board will allow the applicant time to restate his/her interest in the position, ask any questions they have for the applicant and then discuss the applicant's candidacy among themselves. The applicant may be present during any discussion. After the board has completed its discussion, the members will vote to accept or reject the applicant.

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June 5, 2001

Petition for Amendment to Conditional Approval for Driveway and Three-Unit Subdivision

To: Town of Conway Planning Board

The Planning Board issued a conditional approval on or about April 15, 2001 for a driveway and three-lot subdivision entitled Pondview at Cranmore, a site located between Cranmore Birches and Cranmore Condominiums off Whitaker Lane.

The conditional approval expires June 11, 2001.

There are requirements to convert the conditional approval to final approval. Some of these requirements are quite onerous, and in view of new circumstances that have just surfaced, it does not seem practical to move the project forward at this time. The North Conway Water Precinct has firm plans to lay a sewer line in Whitaker Lane up to the intersection of Scenic View Circle (Cranmore Birches) and Whitaker Lane (Cranmore Condominiums). The uncertainty about this installation is whether it will occur this fall or next spring.

Public sewer and water will dramatically change this three-unit community and sound judgement dictates that the project be put on hold until those two services are available at the site. Certainly both the Town and prospective home owners recognize that municipal water and sewer are much more desirable than a septic system and a well.

It is therefore proposed by this petitioner as follows:

The conditional approval of the Pondview at Cranmore Subdivision be extended so that it expires ninety (90) days after the municipal sewer line is installed and is operable at or near the intersection of Whitaker Lane and Scenic View Road, in no event beyond September 30, 2002. VISTA

Respectfully submitted,



Alvin H. Miller
Petitioner

May 11, 2001

Dear Planning Board,

My name is Cesare Macchioni, I'm writing today. Because I am interested in an appointment with the Ordinance Review Committee,

I am newly retired after 30 years of service, with an utility company and have been a permanent resident of N. H. for one year.

My wife and I