

CONWAY PLANNING BOARD

MINUTES

OCTOBER 13, 2011

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CONWAY PLANNING BOARD

MINUTES

OCTOBER 13, 2011

A meeting of the Conway Planning Board was held on Thursday, October 13, 2011 beginning at 7:04 pm at the Conway Town Office in Center Conway, NH. Those present were: Acting Chair, Martha Tobin; Selectmen's Representative, Mary Seavey; Secretary, Patricia Sell; Steven Hartmann; Scott Lees; Kevin Flanagan; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Sell made a motion, seconded by Mr. Lees, to approve the Minutes of September 8, 2011 as written. Motion unanimously carried.

BRENDA EINSTEIN – FULL SITE PLAN REVIEW (PID 277-134) FILE #FR11-05

Bob Tafuto of Ammonoosuc Survey Company and Brenda Einstein appeared before the Board. This is an application to add a third unit to a two-unit apartment building. **Ms. Sell made a motion, seconded by Ms. Tobin, to accept the application of Brenda Einstein for a Full Site Plan Review as significantly complete. Motion unanimously carried.** Mr. Hartmann joined the Board at this time.

Ms. Tobin asked for Board comment; Mr. Lees asked about granite curbing. Mr. Tafuto stated that it is on the road, but not along the drive and the parking lot. Mr. Lees asked if the drainage is efficient. Mr. Tafuto stated that it is a flat lot and have asked for a waiver. Ms. Sell asked about the cross easements for shared driveways. Mr. Tafuto stated when they upgraded West Main Street, everyone was allowed one driveway, but could have two if shared with a neighbor. Mr. Tafuto stated there are no cross-easements between Ms. Einstein and the Ferry's. Mr. Irving stated that it is customary practice to require a signed cross-easement.

Mr. Irving stated you are allowed one driveway; however, the applicant has more than one driveway. Mr. Irving stated that if the Board allows for them both to stay, that is fine, but you are required to have cross easements for shared driveways so there is a legal document. Mr. Lee asked if it would be between Ferry and Einstein. Mr. Tafuto answered in the affirmative. Mr. Lee stated isn't there a problem with a fence. Ms. Einstein stated there is no fence.

Ms. Tobin asked for public comment; Edward Ferry stated they are not in favor of signing any easement and they are planning on putting up a fence. Mr. Ferry stated that they have put up plow stakes along the property line as a trial run for a fence and have no intention of signing an easement. Mr. Ferry stated that the driveway cut was made solely for the driveway on our property. Mr. Irving stated that this is between the neighbors and is a civil matter.

Ms. Sell made a motion, seconded by Mr. Lees, to continue the Full Site Plan Review for Brenda Einstein until November 17, 2011. Motion unanimously carried.

DAVID AND DIANE SMITH – 2-LOT SUBDIVISION (272-5.1 & 5.2) FILE #S11-04

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide ≈123 acres into 2-lots. **Mr. Lees made a motion, seconded by Ms. Sell, to accept the application of David and Diane Smith for a Subdivision Review as complete. Motion unanimously carried.** Ms. Tobin asked for Board comment; there was none. Ms. Tobin asked for public comment; there was none.

Ms. Sell made a motion, seconded by Mr. Lees, to conditionally approve the Subdivision for David and Diane Smith conditionally upon NHDES Subdivision approval and indicating approval number on plan; submitting four copies of revised plans; submitting a Mylar; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on January 26, 2012. Motion unanimously carried.

LEBACH REALTY TRUST/ROBERT AND MARY ANN HAGMEIER/EVAN AND RUTH HUSHOUR – BOUNDARY LINE ADJUSTMENT REVIEW (PID 272-58.27, 58.31 & 58.32) FILE #S11-05

Paul King appeared before the Board. This is an application to evenly swap 0.002 of an acre between PID 272-58.27 (Hagmeier) and PID 272-58.32 (Hushour) and add 0.183 of an acre from PID 272-58.31 (Lebach) to PID 272-58.32 (Hushour). **Ms. Sell made a motion, seconded by Mr. Hartmann, to accept the application of Lebach Realty Trust, Robert and Mary Ann Hagmeier and Evan and Ruth Hushour for a boundary line adjustment review as complete. Motion unanimously carried.**

Ms. Tobin asked for Board comment; there was none. Ms. Tobin asked for public comment; there was none. **Ms. Sell made a motion, seconded by Mr. Lees, to conditionally approve the Boundary Line Adjustment for Lebach Realty Trust, Robert and Mary Hagmeier and Evan and Ruth Hushour conditionally upon submitting a Mylar; when the conditions have been met, the plans can be signed out of session; and this conditional approval will expire on January 26, 2012. Motion unanimously carried.**

OTHER BUSINESS

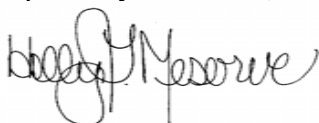
Committee Reports: There were none.

Cluster Development: Mr. Irving stated that Randy Cooper had submitted information on cluster development to add to the regulations. Mr. Irving asked if the Board would like to pursue that for this amendment season. **Ms. Sell made a motion, seconded by Mr. Lees, to defer consideration of cluster development until after the 2012 town meeting. Motion unanimously carried.**

2012 Planning Board Meeting and Submittal Dates: Ms. Tobin made a motion, seconded by Ms. Sell, to approve the 2012 Planning Board meeting and submittal dates. **Motion unanimously carried.**

Meeting adjourned at 7:35 pm.

Respectfully Submitted,



Holly L. Meserve, Planning Assistant



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PLANNING BOARD DATES AND SUBMITTAL DEADLINES 2012

All applications, including fees, plans, and additional materials, must be received by the end of business on the submittal deadline date:

Application submittal deadline	Planning Board meeting
TUESDAY	Thursday
January 3, 2012	January 26, 2012*
January 17, 2012	February 9, 2012
January 31, 2012	February 23, 2012
February 14, 2012	March 8, 2012
February 28, 2012	March 22, 2012
March 20, 2012	April 12, 2012
April 3, 2012	April 26, 2012
April 17, 2012	May 10, 2012
May 1, 2012	May 24, 2012
May 22, 2012	June 14, 2012
June 5, 2012	June 28, 2012
June 19, 2012	July 12, 2012
July 3, 2012	July 26, 2012
July 17, 2012	August 9, 2012
July 31, 2012	August 23, 2012
August 21, 2012	September 13, 2012
September 4, 2012	September 27, 2012
September 18, 2012	October 11, 2012
October 2, 2012	October 25, 2012
October 16, 2012	November 8, 2012*
November 20, 2012	December 13, 2012*

*Due to Holidays, there will only be one meeting in January, November and December.

DATES SUBJECT TO CHANGE AFTER APRIL 2012 TOWN MEETING