

## CONWAY PLANNING BOARD

### MINUTES

JANUARY 22, 1998

A meeting of the Conway Planning Board was held on Thursday, January 22, 1998, beginning at 7:04 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chairman, Cynthia Briggs; Secretary, Charlene Browne; Catherine Woodall; Dana Hylen; Town Planner, Dawn Emerson; and Recording Secretary, Holly Meserve.

#### REVIEW AND ACCEPTANCE OF MINUTES

Ms. Woodall made a motion, seconded by Mr. Hylen, to approve the Minutes of January 8, 1998, as written. Motion unanimously carried.

#### JAMES GARLAND/JOHN AND CATHERINE BURROUGHS - BOUNDARY LINE ADJUSTMENT/ LOT CONSOLIDATION (MAP 50, PARCEL 22 & 24) FILE #S98-01

Doug Burnell of HEB Civil Engineers appeared before the Board. Mr. Burnell stated that this project was started in 1990. Mr. Burnell stated that one parcel owned by Mr. Garland was isolated because the front of the lot was sold. Mr. Burnell stated that during the survey an the old railroad corridor was found. Mr. Burnell stated that the State of New Hampshire sold the old railroad corridor to Mr. Garland. Mr. Burnell stated that the Boundary Line Adjustment will adjust the Burroughs property line which will give them the minimum lot size required. Mr. Burnell stated that this will create a continuous piece of land.

Ms. Briggs asked if the application was complete. Ms. Emerson answered in the affirmative. Ms. Browne made a motion, seconded by Mr. Hylen, to accept the application of James Garland and John and Catherine Burroughs for Subdivision/Boundary Line Adjustment/Lot Consolidation Review. Motion unanimously carried.

There was no comment from the Board. Ms. Briggs asked for public comment; Rick Sears asked what the property will be used for now that it is being consolidated. Mr. Burnell stated that it would remain woodland. James Garland stated that the land will be selectively cut in about a year and then eventually be deeded to his daughter.

Ms. Woodall made a motion, seconded by Mr. Hylen, to approve the application of James Garland and John and Catherine Burroughs for a Boundary Line Adjustment/Lot Consolidation. Motion unanimously carried. The plans were signed.

#### CROWN RIDGE DEVELOPMENT CORPORATION/MOUNTAIN MEADOW VILLAGE - SUBDIVISION (MAP 15, PARCEL 28) FILE #S96-02

Marty Risley of HEB Civil Engineers appeared before the Board. Mr. Risley stated that this project came before the Board some time ago for a conceptual review, but the project was put on hold. Mr. Risley stated that the application was submitted about a month ago and was determined to be complete. Mr. Risley stated that notices to abutters were mailed and the next day the developer wanted to make major changes to the plans. Mr. Risley stated that the revisions were not made in time. Mr. Risley stated that he tried to recall the notices, but it was too late. Mr. Risley asked the Board to continue the hearing and not review it this evening.

Ms. Briggs asked if the Board should review the project. Ms. Emerson stated that she would prefer to see the application continued. Ms. Woodall stated that the Board would have to accept it before it is continued

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because of the 30-day time line. Ms. Emerson stated that the plans were submitted on January 20, 1998, and according to Town Council the 30-day time line starts from that submission date.

Ms. Woodall made a motion, seconded by Ms. Browne, to continue the application of Crown Ridge Development Corporation/Mountain Meadow Village for Subdivision Review until February 19, 1998. Motion unanimously carried.

**DORIS A. SMITH AND JOANNA S. HUNT/MEREDITH VILLAGE SAVINGS BANK - FULL SITE PLAN REVIEW (MAP 34, PARCEL 37) FILE #FR97-01**

Dave Douglass of Thaddeus Thorne Surveys; and John Starrat and Jim Swartz of Meredith Village Savings Bank appeared before the Board. Mr. Douglass stated that the New Hampshire Department of Transportation (NHDOT) is requiring a fifty (50) foot curb cut on Pleasant Street. Mr. Douglass stated that the plans haven't changed much except for cosmetic changes. Ms. Briggs asked if the application was complete. Ms. Emerson answered in the affirmative. Ms. Woodall made a motion, seconded by Mr. Hysten, to accept the application of Doris A. Smith and Joanna S. Hunt/ Meredith Village Savings Bank for a Full Site Plan Review. Motion unanimously carried.

Ms. Briggs asked if it was a fifty (50) foot curb cut. Mr. Douglass answered in the affirmative. Ms. Emerson stated that the NHDOT will issue the permit based on these plans. Ms. Emerson stated that there are three (3) waivers that need to be reviewed and acted on. Ms. Emerson stated that there is a waiver request for the number of parking spaces (123-22.A(1)) which was approved during the first hearing. Ms. Emerson stated that there is a waiver request for the distance from an intersection to a driveway (131-67, Table 2) which was not acted on during the first hearing. Ms. Emerson stated that section 123-41.A(5) states "If no action is taken on the waiver request, it shall be deemed to be denied". Ms. Emerson stated that the last waiver request was for the driveway width (131-67.C(9)(b)) is new under this application.

Ms. Browne asked why the NHDOT wants a fifty (50) foot curb cut. Ms. Emerson stated that there was a small traffic study conducted and during peak times there is a possibility that there would be no access because the driveway would be full. Mr. Hysten asked if it is a fifty (50) foot one-way entrance. Ms. Emerson answered in the affirmative. Ms. Briggs stated that the Town's ordinance allows a maximum of a twenty-six (26) foot curb cut. Ms. Briggs stated that the site seems to be overdeveloped. Ms. Woodall stated that she agrees with Ms. Briggs.

Ms. Emerson stated that looking through the waiver requests there was one not acted on which was the centerline off-set. Ms. Emerson stated that there was no waiver requested for the Pleasant Street entrance which will need to be submitted. Mr. Douglass stated that he would amend the waiver request. Ms. Emerson stated that she wasn't sure if the curb radius was reviewed at the last meeting. Ms. Briggs stated that there was a five (5) foot radius on Greenwood Avenue, but Pleasant Street wasn't addressed.

Ms. Briggs stated that the Board does not have to accept the fifty (50) foot curb cut. Ms. Woodall stated that cars should be able to stack on their own property and not stack in the road. Ms. Woodall stated that there is not enough distance from Greenwood Avenue. Ms. Woodall stated that it is a safety issue. Ms. Emerson stated that a site walk was never conducted and she recommended before the waivers are acted on that the Board conduct a site walk. Ms. Emerson stated that the driveway should be flagged.

Mr. Douglass stated that this has been on the table for so long. Ms. Briggs stated that the fifty (50) foot driveway is new. Ms. Emerson stated that this went through in the midst of staffing changes. Ms. Emerson stated that there are items here that she cannot ignore. Ms. Woodall stated that she is concerned with site distance. Mr. Douglass stated that it is a good thing to have a site visit. Ms. Emerson stated that the applicant should be present and the driveway should be flagged. Mr. Hysten stated that the entrance of the drive-thrus should also be flagged.

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Mr. Douglass stated that he cannot comprehend this site generating the amount of traffic the Board is envisioning. Mr. Starratt stated that this application was held up six (6) months ago and we have tried to comply with everyone. Mr. Starratt stated that he wants to save the building. Ms. Woodall stated that the applicant has done a nice job trying to save the building, but the site may need to be reconfigured. Mr. Starratt stated that they have tried to reconfigure it. Ms. Briggs stated that this Board has not held up the applicant except for now. Mr. Starratt stated that he is not sure if the seller will extend the purchase agreement for a third time.

Ms. Woodall made a motion, seconded by Ms. Browne, to continue the application for Doris A. Smith and Joanna S. Hunt/ Meredith Village Savings Bank for a Full Site Plan Review until February 19, 1998. Motion unanimously carried.

A date when a majority of Board members can attend will be announced for a site walk.

**OTHER BUSINESS**

Stan Szetela - Swift River Ridge

Stan Szetela appeared before the Board. Ms. Emerson explained that the Board extended a final approval for Mr. Szetela's project for one year until January 30, 1998. Ms. Emerson read the Extension of Approval. Ms. Briggs asked if there have been any substantial changes in the regulations. Ms. Emerson stated that Mr. Szetela came into the office yesterday and she has not had a chance to review the file or the regulations to see if there were any major changes. Ms. Briggs stated that the Board could extend the approval for a short period of time in order to allow for research.

Mr. Szetela gave a brief overview of the project for those members who were not familiar with the project. Mr. Hylen made a motion, seconded by Ms. Woodall, to extend the final approval granted on January 28, 1997, to Swift River Ridge/Stan Szetela until February 28, 1998. Motion unanimously carried.

Mount Washington Valley Heli-tours

Ms. Emerson stated that this application was never acted on and it is a matter of cleaning house. Ms. Emerson stated that Town Council advises that a public hearing is not necessary, but the representative of the application should be allowed to be present. Ms. Briggs stated that if Ms. Browne and Ms. Woodall stepped down on this application before then they would have to step down now. Ms. Browne and Ms. Woodall both stated that they did not step down for this application.

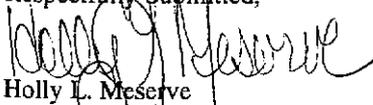
Mr. Hylen asked if the proposed zoning changes would effect this application. Ms. Briggs stated that the application came in before the zoning changes were proposed. Ms. Woodall stated that development has already been approved for the proposed heliport site. Ms. Woodall stated that the applicant would have to start from scratch. Ms. Browne stated that she believes that the application needed a Full Review rather than a Minor Review. Ms. Briggs stated that the application came in under a Minor and it should have been a full review. Ms. Briggs suggested that a full Board should be present to make the decision and the applicant's representative should be allowed to be present. After a brief discussion, the Board agreed to discuss and take action on this application at the February 19, 1998 meeting.

Annual Report

Ms. Briggs submitted the attached Annual Report. The Board did not make any changes.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

  
Holly L. Meserve  
Recording Secretary