

CONWAY PLANNING BOARD

MINUTES

JUNE 7, 1998

A meeting of the Conway Planning Board was held on Thursday, June 7, 1998, beginning at 7:06 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chairman, Catherine Woodall; Selectmen's Representative, Jac Cuddy; Vice Chairman, Charlene Browne; Secretary, Dana Hysten; Robert deFeyter; John Waterman; Arthur Bergmann; Sheila Duane; Town Planner, Dawn Emerson; and Recording Secretary, Holly Meserve.

ALTERNATES APPOINTED VOTING MEMBERS

Ms. Woodall appointed Ms. Duane and Mr. Bergmann as voting members for this evening.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. deFeyter made a motion, seconded by Mr. Hysten, to approve the Minutes of May 21, 1998, as written. Motion unanimously carried.

CARROLL COUNTY REAL ESTATE DEVELOPMENT/WILLIAM AND PAULA LEHMANN - CONCURRENT SITE PLAN REVIEW AND SUBDIVISION CONTINUED (MAP 61/11, PARCEL 37-3A/62-21) FILE #FR98-05 & S98-09

David Douglass of Thaddeus Thorne Surveys and Lloyd Sharp, applicant, appeared before the Board. Mr. Douglass stated that the applicant is proposing to combine two (2) lots and construct one (1) building that will house two (2) uses. Mr. Douglass stated that the applicant is requesting a waiver to allow two (2) driveways. Ms. Browne asked the name of the other business. Mr. Sharp answered Gold Leaf Frame Shop. Ms. Browne stepped down at this time due to a conflict of interest.

Mr. Sharp stated that the front building elevation will be similar to a retail store, but the back of the building will be where the construction items will be stored. Ms. Woodall asked if there were drainage plans. Ms. Emerson stated that Paul DegliAngeli, Town Engineer, reviewed the plans with the applicant and there was a minor change. Ms. Emerson stated that there was a power outage and the applicant was unable to submit the plans to Mr. DegliAngeli before he left today. Mr. deFeyter asked if there is an application to combine the two (2) parcels. Ms. Emerson stated that this is a concurrent site plan and subdivision application.

Mr. deFeyter stated that the road seems to curve more than what is depicted on the plans and he is concerned with the number of driveways. Ms. Emerson asked if Mr. deFeyter was saying that the site distance is not safe. Mr. deFeyter stated that the Town is trying to keep down the number of curb cuts and it is a safety issue. Mr. Sharp stated that if the lots remained as two (2) lots then two (2) driveways would be allowed. Mr. deFeyter agreed and asked if there was a way the applicant could do with only one (1) driveway. Mr. Sharp stated that they tried, but it would not be easy. Mr. Sharp stated that they did not want to put the garage doors on the front of the building. Mr. Douglass stated that topography was also an issue.

Ms. Woodall stated that she does not see the need for two (2) driveways. Mr. Douglass stated that the applicant could come in with two (2) lots and construct two (2) driveways. Mr. Douglass stated that aesthetically this is more pleasing. Ms. Emerson stated that the Fairway will become a cul-de-sac. Mr. deFeyter stated that if the Board can discuss that this will be come a cul-de-sac then the Board can discuss the bypass. Ms. Emerson stated that the Town does not have anything in the ordinances that deal with the bypass. Mr. deFeyter stated then the Board cannot consider the Fairway a cul-de-sac. Ms. Woodall stated that the ordinance allows one (1) driveway per lot. Mr. Bergmann stepped down due to a conflict of interest.

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Mr. Cuddy stated that the applicant is constructing a building that is aesthetically more pleasing. Mr. Cuddy stated that the retail end is closer to Mountain Valley Boulevard. Mr. Cuddy stated that the Town is trying to reduce the number of curb cuts on Route 16. Mr. Cuddy stated that this is not a case where there will be a lot of traffic pulling into this site. Mr. deFeyter stated that he would like to see it as one (1) lot with one (1) driveway. Mr. Waterman joined the Board at this time and was appointed a voting member for the evening. Mr. Waterman stated that he fails to see that the great use of this road. Mr. Waterman stated that he doesn't think it is a great concern and it is going to become a cul-de-sac. Mr. Waterman stated that he doesn't see holding the applicant up on this issue. Ms. Woodall stated that the Board cannot consider the Fairway a cul-de-sac. Mr. Waterman stated that he understood that.

Ms. Woodall asked for public comment; Bill Lehmann stated that if you cannot consider the bypass can the Board consider the local North/South road that is going to be constructed to Settler's Green. Mr. Lehmann stated that he does not see a lot of traffic going onto this property. Ms. Browne stated that she is speaking unofficially and stated that the Town is trying to reduce the curb cuts in high traffic areas. Ms. Browne stated that Gold Leaf Frame doesn't have a lot of traffic. Ms. Browne stated that they have clients. Mr. Douglass stated that the construction business will be at the back of the lot. Mr. Douglass stated that if the Board supports not having two (2) driveways than there will not be that buffer.

Ms. Woodall asked what is the site distance. Mr. Douglass stated that he does not know, but the applicant does have a driveway permit. Mr. deFeyter looked at the elevation and stated that he would like to see another way with the driveway. Mr. Lehmann stated that the distance from the local North/South road to Mountain Valley Boulevard is 165 feet and then goes back to 400 feet. Ms. Woodall closed public comment at this time. Mr. Waterman stated that the turn takes a sharp angle to the North. Mr. Douglass stated that this is not the sharp corner.

Ms. Woodall read the waiver request for Article 123-21 in regards to the two (2) driveways. Ms. Woodall read the requirements to grant a waiver. Ms. Woodall asked for public comment in regards to the waiver; there was none. Mr. Cuddy made a motion, seconded by Ms. Duane, to grant the waiver request for Article 123-21. Motion carried with Ms. Woodall and Mr. deFeyter voting in the negative. Mr. deFeyter asked if exterior lighting was proposed. Mr. Sharp stated that there will be lighting on the side and back of the building. Ms. Woodall stated that lighting is supposed to be shown on the plans.

Mr. Cuddy made a motion, seconded by Ms. Duane, to conditionally approve the application for Carroll County Real Estate Development/William and Paul Lehmann conditionally upon the Town Engineer's review and approval of the drainage; and a Performance Guarantee for 50% of all site improvements. Motion was defeated with Ms. Woodall, Mr. Hysten and Mr. deFeyter voting in the negative. Mr. deFeyter made a motion, seconded by Mr. Hysten to continue the application for Carroll County Real Estate Development/William and Paul Lehmann until May 25, 1998. Motion carried with Mr. Cuddy and Ms. Duane voting in the negative.

**HYDROKINETIC EFX LTD d/b/a ALTERNATIVE AUTO BROKERS - FULL SITE PLAN
REVIEW CONTINUED (MAP 12, PARCEL 40-7) FILE #FR98-06**

Ms. Browne and Mr. Bergmann rejoined the Board at this time. David Douglass of Thaddeus Thorne Surveys and David Couture, applicant, appeared before the Board. Mr. Douglass gave an overview of the project and stated that the only item left was drainage. Ms. Emerson stated that the applicant has added the additional trees and the drainage was approved by Town Engineer, Paul DegliAngeli. Ms. Emerson stated that the easements have been approved by Town Counsel and a Performance Guarantee for 50% of all site improvements has been submitted.

Ms. Woodall asked about lighting. Mr. Couture stated that lighting is indicated on the building. Ms. Woodall asked if all items are in the file. Ms. Emerson answered in the affirmative. Ms. Woodall asked for public comment; there was none. Mr. deFeyter made a motion, seconded by Mr. Bergmann, to finally approve the application for Hydrokinetic EFX, LTD d/b/a Alternative Auto Brokers. Motion unanimously carried. The plans were signed.

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DICK AND SUMILA BASU-MINOR SITE PLAN REVIEW (MAP 66, PARCEL 39) FILE#MR98-04

Sumila Basu appeared before the Board. Ms. Emerson stated that the applicant is proposing two (2) additions to the residential unit of the 1768 Inn. Ms. Emerson stated that the Town Engineer, Paul DegliAngeli, has signed the plans that no additional drainage is required. Ms. Emerson stated that the applicant meets the greenspace requirement. Ms. Browne asked if the new space will be rented. Ms. Basu answered in the negative. Mr. deFeyter made a motion, seconded by Ms. Browne, to accept the application of Dick and Sumila Basu for Minor Site Plan Review. Motion unanimously carried.

Ms. Woodall asked for public comment; there was none. Mr. Bergmann made a motion, seconded by Mr. deFeyter, to finally approve the application for Dick and Sumila Basu. Motion unanimously carried. The plans were signed.

DORIS SMITH & JOANNA S. HUNT - FULL SITE PLAN REVIEW (MAP 34, PARCEL 37) FILE #FR98-08

David Douglass of Thaddeus Thorne Surveys; Dr. Rob Rose, applicant; and Dr. Frank Hubbell, applicant, appeared before the Board. Mr. Douglass stated that the applicant is enlarging the existing home and keeping many features. Mr. Douglass stated that both entrances onto Pleasant Street will be closed. Mr. Douglass stated that the proposed use is a medical office which has measured traffic. Mr. Douglass stated that the barn is being removed. Mr. Douglass showed the building elevations. Mr. deFeyter asked if the application is complete. Ms. Emerson answered in the affirmative and stated that the applicant is requesting one waiver.

Mr. Bergmann asked if the items on the staff notes were submitted in a timely manner. Mr. Douglass stated that the applicant submits the information to the Town Hall staff, staff give us input back and we get it back to them. Mr. Douglass stated that the items that were changed probably had no reflection to the application. Ms. Woodall stated that she has addressed this issue with the Town Attorney. Mr. Bergmann asked what is outstanding from the staff notes. Ms. Emerson answered the waiver request and the performance guarantee. Ms. Woodall stated that the application is now complete. Ms. Emerson stated that the application was complete when it was submitted. Mr. deFeyter made a motion, seconded by Ms. Browne, to accept the application of Doris Smith and Joanna S. Hunt for a Full Site Plan Review. Motion unanimously carried.

Mr. deFeyter stated that there was a small plan of the building elevations that mimicked the barn which are not the same as the ones in the plan set. Mr. Douglass stated that the elevation plans have been revised. Ms. Browne stated that the expansion is fitting with the character of the house and the Town. Ms. Woodall stated that she agrees that the building elevations are nice. Mr. deFeyter asked if the applicant could place a bike rack on the property. Dr. Rose answered in the affirmative. Ms. Browne asked if the applicant would be willing to share parking with the Conway Public Library. Dr. Rose stated that he does not have a problem with that unless there is a liability issue that he is not aware of.

Mr. deFeyter asked about a pass through between the Doctor's office and the library. Mr. Rose stated that they considered it, but did not want to eliminate parking. Mr. Douglass stated that a walk through will develop naturally. Ms. Woodall asked for public comment; there was none. Ms. Woodall read a waiver request for Article 131, Table 2 of the Road Intersection Design. Ms. Woodall read the requirements to grant a waiver. Ms. Woodall asked for public comment on the waiver; Tom Holmes asked if the driveway was closer to the intersection than what is allowed. Ms. Woodall stated that the driveway is 125 feet from an intersection rather than the required 150 feet. Mr. Cuddy made a motion, seconded by Mr. deFeyter, to approve the waiver request for Article 131, Table 2 of the Road Intersection Design. Motion unanimously carried.

Ms. Woodall asked if there was exterior lighting. Mr. Douglass answered in the affirmative and stated that it is on the building. Mr. deFeyter made a motion, seconded by Mr. Cuddy, to conditionally approve the application for Doris Smith and Joanna S. Hunt conditionally upon a Performance Guarantee for 50% of all

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site improvements. Motion unanimously carried. Mr. Cuddy made a motion, seconded by Mr. deFeyter, to sign the plans out of session. Motion unanimously carried.

**JAMES AND TERRY ABRAHAM/ALLEN AND HELEN KRUGER - FULL SITE PLAN REVIEW
(MAP 66, PARCEL 13) FILE #FR98-08**

David Douglass of Thaddeus Thorne Surveys; James Abraham, owner; and Luigi Bartolomeo, architect, appeared before the Board. Ms. Woodall asked if the application was complete. Ms. Emerson answered in the affirmative and reviewed the staff notes. Mr. Douglass stated that the existing house is being removed and replaced with a 112 seat restaurant. Mr. Douglass stated that the constructed septic system was never used, but it has been incorporated into the drainage system. Mr. Douglass stated that all the cabins are being removed. Mr. deFeyter made a motion, seconded by Mr. Cuddy, to accept the application of James and Terry Abraham and Allen and Helen Kruger for a Full Site Plan Review. Motion unanimously carried.

Mr. Bartolomeo reviewed the building elevations. Mr. Cuddy asked how much space there is between the building and the sidewalk. Mr. Douglass stated that the building meets the setback. Mr. Cuddy stated that he would like to see greenery in the front of the building. Ms. Browne stated that that is not a requirement. Mr. Cuddy stated that it is just a suggestion. Mr. Bartolomeo stated that the applicant has discussed that. Ms. Emerson stated that the applicant does meet the minimum landscaping requirement and any thing above and beyond the requirement would be a suggestion. Mr. Abraham stated that if the Board would agree to use smaller trees he would like to arrange them more around the site. Mr. Abraham stated that the size of tree required cannot be used up against the building.

Ms. Woodall asked if there is another approval for this site. Ms. Emerson stated that there is a final approval for this site which there can be a condition to rescind that approval. Ms. Browne stated that the Town has adopted architectural guidelines. Ms. Browne stated that it is a large building level from the side, but not so level from the front. Ms. Browne stated that it does not fit the guidelines. Ms. Browne stated that it is a public road and there are no windows facing the front. Mr. Bartolomeo stated that the kitchen is in the front of the building and it wouldn't make sense to have a window there. Ms. Browne asked why select a large building with no windows in the front. Mr. Bartolomeo stated that it does not make sense as we would rather look at the Moats than Artist Falls Road.

Ms. Browne stated that it is a warehouse style building in the front. Ms. Browne stated that it is not inviting and there are a lot of different ways to address it. Mr. Abraham stated that they worked extensively with the building elevation and thought they addressed the issues with the sculpture in the front. Mr. Abraham stated that they will also be adding landscaping. Mr. deFeyter read the Architectural guidelines. Mr. deFeyter stated that he does not see any New England ambiance. Mr. Bartolomeo asked Mr. deFeyter to be more specific. Mr. Bartolomeo stated that the windows are similar to the windows at the hospital, Rite-Aid, CVS and Town Hall. Mr. Bartolomeo stated that the windows exist here in this Town. Mr. Bartolomeo stated that the tower is a common element within the Town in Orvis, Willow Place, the Christmas Loft and Town Hall. Mr. Bartolomeo stated that the dutch hipped roof is similar to that of Timberlane and the A.D. Davis Building. Mr. Bartolomeo stated that there are thirty-seven (37) buildings in Town with the same siding.

Mr. deFeyter stated that all the buildings referenced are fairly new. Mr. Bartolomeo stated that three (3) of the buildings were approved by the Planning Board. Mr. deFeyter stated that we are looking for ambiance that the Town has. Mr. Bartolomeo stated that you cannot incorporate residential architecture with retail. Mr. Bartolomeo stated that people think that windows solve a lot of problems, but they do not. Mr. Cuddy stated that looking at the building the applicant has invested an interest in the community and he is happy that the building goes east to west rather than north to south. Mr. Bartolomeo stated that the guidelines say that they are not stifling, but he thinks the Board is hard pressed to find an item that the applicant does not meet. Ms. Browne stated that under the first paragraph she does not think it is pedestrian oriented. Ms. Browne stated that it doesn't bring it down to human scale. Ms. Browne stated that you see a sea of parking.

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Mr. Bartolomeo stated that the building was designed to see the Moats. Mr. Bartolomeo stated that the outside of the building is working around the floor plan. Mr. Abraham stated that he is surprised that these are the Board's concerns. Mr. Abraham stated that they proposed wood siding because they did not want to give it an appearance of a franchise. Ms. Woodall stated that the buildings Mr. Bartolomeo referenced were mostly franchise buildings. Mr. Douglass stated that they were approved by this Board. Mr. deFeyter stated that it is a large building that needs to be broken up a bit with windows. Mr. deFeyter stated that the architectural ordinance was recently adopted. Mr. Bartolomeo stated that they are guidelines.

Mr. deFeyter submitted brochures on area businesses that he picked up at the Chamber of Commerce that would meet the regulations. Mr. Abraham asked if Mr. deFeyter did this with this project in mind. Mr. deFeyter answered in the affirmative. Mr. Cuddy stated that most of the brochures are of existing buildings and it is a personal taste. Ms. Browne stated that it is not pedestrian oriented. Mr. Cuddy stated that this does not obstruct any views; it opens them. Ms. Woodall asked if the applicant could break up the parking. Mr. Abraham stated that the parking is laid out the way it is because of the width of the lot. Ms. Woodall asked if the applicant was willing to plant shrubbery in the front of the building. Ms. Woodall referenced Anne Klein and Calvin Klein and how the parking is separated from the road with berms. Mr. Abraham stated that he can take a look at it as they have not finalized their plans. Ms. Woodall stated that it breaks up the road from the parking lot.

Ms. Emerson asked the Board if there are any other issues they are concerned with other than the architectural elevations. Mr. Douglass stated that if you hide the parking too much people don't see any activity. Ms. Woodall asked if the applicant is willing to redesign the building. Mr. Abraham stated that if it meets the regulations he would like to continue with what is proposed. Ms. Woodall asked the type of drainage. Mr. Douglass stated that the applicant is taking advantage of the old septic system. Ms. Woodall asked for public comment; Sumila Basu asked the location of the exhaust for the kitchen. Mr. Bartolomeo stated that it will be through the roof. Ms. Basu asked the height of the front of the building. Mr. Bartolomeo answered ten (10) feet, but the eave is eight (8) feet. Ms. Basu asked how far the building is setback from the road. Mr. Bartolomeo answered twenty-five (25) feet. Ms. Basu stated that she is glad to see something done with the property.

Peter Watson suggested putting fake windows in the front or a deck. Ms. Basu stated that she also likes the north/south layout as there still remains a nice view. Norman Head representing the North Conway Country Club (NCCC) stated that the NCCC has an easement, but does not know if it located on this property or the abutting property. Mr. Douglass stated that he read all the deeds and the easement is not located on this property. Mr. Abraham stated that he checked for easements on the property when he purchased it and the easement is not on this property. Tom Holmes asked if this project would be going forward if the sewer system was not on line. Mr. Abraham stated that they would have needed a larger septic system if the sewer system was not on line.

Ms. Browne asked about a loading and unloading area. Mr. Douglass stated that it is specified on the plans. Mr. Waterman asked about exhaust fans. Ms. Woodall stated that they will have to be hidden. Mr. Bartolomeo stated that they can be attached to the side of the building. Ms. Emerson stated that it is a requirement that they be hidden. Ms. Woodall stated that that type of mechanisms will spoil the architecture. Mr. Bartolomeo stated that the applicant has considered hiding them. Mr. Bartolomeo stated that once he knows what they need to hide he will create the item to hide it. Ms. Emerson suggested polling the Board to see a majority of the Board agrees or disagrees that the building elevations meet the guidelines.

Ms. Woodall asked the Board if the proposed building elevations meet the guidelines. Mr. Waterman stated that he cannot vote, but commented that he grew up in the area and pedestrian oriented stops at Millbrook. Mr. Bergmann, Mr. deFeyter, and Ms. Browne answered in the negative. Mr. Hylan, Ms. Duane and Mr. Cuddy answered in the affirmative. Ms. Woodall abstained. Mr. Bartolomeo asked if the applicant meets all the other regulations can the Board deny the application based on the elevations. Ms. Emerson answered in the affirmative, but the Board would have to provide the applicant with specific reasons why they denied the elevations.

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Seth Winslow stated that he is a landscaping architect and he thinks this is a beautiful building. Mr. Winslow stated that the Town has gone out of control trying to take control. Mr. Winslow stated that a lot of thought has gone into this building and the kitchen is located where it logically should be located at the North end of the building. Mr. Winslow asked who wants to look at the road when they can look at the cliffs. Ms. Browne stated that she is also a landscape architect and an Inn keeper. Mr. Winslow stated that he is also an Inn keeper. Ms. Browne stated that she asks the tourist what they do not like and they do not like the strip. Ms. Browne stated that people come here for the New England experience.

Mr. Abraham asked if the Architectural Guidelines were adopted for KFC, CVS and Rite-Aid. Mr. deFeyter answered not for KFC. Mr. Cuddy stated that the guidelines came about because of the rubic cube on the front of McDonald's. Mr. Bergmann stated that this is an entirely new Board. Mr. Bartolomeo stated that the guidelines are the same. **Mr. Cuddy made a motion, seconded by Ms. Duane, that the building meets the architectural guidelines.** Mr. Hylen stated that the general idea is get away from the rubic cube. Mr. Hylen stated that Board members should put aside their own opinions and ask if this building does meet the guidelines. Mr. Hylen stated that Board members have to put their personal feelings aside. **Ms. Browne, Mr. deFeyter and Mr. Bergmann voted in the negative and Mr. Cuddy, Mr. Hylen and Ms. Duane voted in the affirmative.** Ms. Woodall wished to abstain, but needed to vote in order to break the tie. **Ms. Woodall voted in the negative** and explained that she wanted it shown on the plans that the mechanicals would be hidden and that landscaping would help the eastern facade of the building. **Motion was defeated.** Ms. Woodall left at this time.

Ms. Browne stated that it is not to human scale and that it should be at a scale in which a pedestrian would be more comfortable. Mr. Cuddy stated that that is her opinion. Ms. Browne stated that it has elements on the side, but not on the front. Ms. Browne stated that the front doesn't look inviting or pedestrian oriented. Mr. Bartolomeo stated that there is ornamentation and there is a rhythm and a pattern. Mr. Bartolomeo stated that the Town calls it "the strip". Ms. Browne stated that nothing on the strip shouldn't have windows. Mr. Hylen stated that the Board is going to go in circles on this issue forever. Ms. Duane asked if the problem is only with the front of the building. Ms. Emerson stated that the Board needs to be specific. Mr. deFeyter stated that he does not think they meet the regulations. Mr. deFeyter stated that he would like to see something else on the building that faces the road. Mr. deFeyter stated that he is not happy with the window treatment on the side.

Mr. Cuddy stated that the Board is not looking at these plans subjectively. Mr. Cuddy stated that it is his opinion that the building meets the regulations and he is ashamed that people have to come to this Board and deal with this. Mr. Bergmann stated that he believes the street side needs windows and the building needs to be pedestrian oriented. Ms. Duane stated that the view is what you want and people do not want to look at Route 16. Ms. Duane stated that it is hard to incorporate windows into a kitchen. Ms. Browne stated that she is trying to give direction without being too specific and she would like to continue the application to a later date. Ms. Emerson stated that Ms. Woodall had a concern with landscaping and the applicant asked if the Board would reduce the size of the trees. Ms. Browne stated that the applicant does meet the landscaping regulations and the Board would like to see more.

Mr. Cuddy stated that the Board has not really given the applicant direction. Mr. Cuddy stated that Ms. Woodall's concern were the mechanicals. Ms. Browne stated that the Board cannot require any more landscaping. Mr. Abraham stated that Ms. Woodall seems to be denying the elevations in order to get more landscaping. Ms. Browne stated that Ms. Woodall asked for the mechanicals to be covered and to give an indication where they might be on the plans. Mr. Bartolomeo stated that the applicant owns the land and the mechanicals will be covered. Mr. Bartolomeo stated that this is a conceptual thing and the applicant has met the guidelines. Ms. Emerson stated that the covering of the mechanicals can be made a condition of the approval which can be enforced by the building inspector.

Ms. Emerson stated that Mr. Waterman can become a voting member if the Board wishes since Ms. Woodall has left. Ms. Emerson stated that the Board needs to give specific items. Ms. Browne stated that they do not meet human scale and it is not pedestrian oriented. Ms. Browne stated that she is not going to redesign the project and stated that she could tell them to put a porch on the front, but she is not going to

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insult the architect. Ms. Emerson stated that the East elevation needs to be pedestrian oriented and windows provided. Ms. Browne stated that the building does not address the street. Mr. Cuddy stated that the Board could give a waiver to the windows. Mr. Bergmann stated that the Board cannot grant a waiver if the applicant has not requested one.

Ms. Browne made a motion, seconded by Mr. deFeyter, to continue the application of James and Terry Abraham and Allen and Helen Kruger until July 2, 1998. Motion carried with Mr. Cuddy abstaining.

OTHER BUSINESS

Conway Public Library - Conceptual Review: Ms. Browne stepped down. David Douglass of Thaddeus Thorne Surveys appeared before the Board. Mr. Douglass stated that the Library would like to redesign the parking. The Board reviewed the plans. After a brief discussion, the Board supported the proposed parking design.

Gold Land Limited/Peking Restaurant (Map 61, Parcel 34) File #MR98-03: Ms. Browne rejoined the Board at this time. Ms. Emerson stated that the applicant has requested an extension of their conditional approval. Mr. Cuddy made a motion, seconded by Mr. Hylan, to extend the conditional approval for Gold Land Limited/Peking Restaurant until July 2, 1998. Motion unanimously carried.

Hobbs Street Business Center & Facility (Map 27, Parcel 50) File #S98-09 - Plan Signing: Ms. Browne signed a lot merger to combine parcel 1 and lot 1. The Board agreed that all the conditions had been met and signed the plans.

Meeting adjourned at 10:40 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary