

**CONWAY PLANNING BOARD**

**MINUTES**

**JULY 26, 2001**

A meeting of the Conway Planning Board was held on Thursday, July 26, 2001 beginning at 7:04 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Secretary, Conrad Briggs; Martin Frank; Brian Glynn; Robert Drinkhall; Town Planner, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Frank made a motion, seconded by Mr. Briggs, to approve the Minutes of July 12, 2001 as written. Motion unanimously carried.**

**Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to approve the Minutes of July 5, 2001 as written. Motion unanimously carried.**

**RIVER RUN COMPANY – FULL SITE PLAN REVIEW CONTINUED (TAX MAP 218, PARCEL 51, 51.001 & 52) FILE #FR01-04**

Joe Berry, applicant, and Diane Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Duane stated that the existing driveway onto River Road will be one-way in and the new curb cut will be exit only. Ms. Duane asked if headlights would be shining into any residences. Ms. Smith answered in the negative.

Ms. Duane suggested discussing the parking issue. Ms. Duane stated that parking at the Inn is tight and asked how can we get the back parking lot better utilized by the employees. Mr. Berry stated that the parking at the Inn is tight, but there has never been a day when you cannot pull in and park. Mr. Berry stated that the parking lot is not jammed full. Mr. Berry stated that they have taken the position with the staff that we will be firmer than we have been when the back parking lot is completed. Mr. Berry stated that it is now a part of our commercial lease and we will require that of staff. Mr. Berry stated that when we have completed construction a lot of people would find it convenient.

Mr. Frank asked if the building was not going to be occupied until October 2003 when the paving is supposed to be completed. Mr. Berry stated that when they finish the first phase of the Whitaker House Suites they are going to want pavement up to the front of the building. Mr. Irving stated that all paving and infrastructure would be in place prior to occupancy. Mr. Berry agreed. Ms. Duane suggested more signage to show patrons that this is a parking lot. Ms. Duane stated that the lighting is also dim. Mr. Berry stated that they put in night friendly lighting at the request of the Planning Board during our last review. Mr. Berry stated that they are proposing more lighting.

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Ms. Duane asked Mr. Berry to explain the connecting drive to Conway Scenic Railroad and where it stands. Mr. Berry stated that the Conway Scenic Railroad has an easement. Ms. Duane asked if this is a Conway Scenic Railroad project over Mr. Berry's land. Mr. Berry answered in the affirmative.

Mr. Irving asked if there was any word on the site-specific application. Ms. Smith answered in the negative. Mr. Irving asked about the engineering work on the drainage. Ms. Smith stated that it is progressing. Mr. Briggs stated that he would like to discuss the connecting drive and stated that there is a real problem with parking with the overlapping of trains. Mr. Berry stated that this is a good cooperative spirit. Russ Seybold of the Conway Scenic Railroad stated that this would be egress only. Mr. Seybold stated that Mr. Berry has agreed to let us use that as an exit onto River Road.

Ms. Duane stated that you should speak to the Fire Chief in regard to keeping that connecting drive open year round. Mr. Irving stated if pedestrians are using the parking lot for the train they will need to make pedestrian accommodations. Mr. Seybold stated that they could stripe a pedestrian walkway on the drive. Mr. Irving stated that you might need to facilitate a sidewalk back to the Conway Scenic Railroad as well as a pedestrian walkway from new parking lot to the tunnel.

Mr. Frank stated we should review the parking waiver. Mr. Berry stated that this is a mixed-use property. Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver request for Article 123-21.A. **Mr. O'Brien made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-21.A.** Ms. Duane asked for any discussion; there was none. Ms. Duane asked for public comment; there was none. **Motion unanimously carried.**

Ms. Duane read the waiver request for Article 123-29.B. Mr. Frank stated that it seems like a catch-22 because of the parking there is not enough greenspace. Mr. Frank stated that the regulation, however, requires 25%. **Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-29.B. Motion carried with Mr. Briggs not voting.**

Ms. Duane read the waiver request for Article 123-20.C. Mr. Irving stated that the applicant has received a driveway permit for Route 16. **Mr. Drinkhall made a motion, seconded by Mr. O'Brien, to grant the waiver request for Article 123-20.C. Motion unanimously carried.**

Ms. Duane read the waiver request for Article 123-29.D.8. **Mr. Briggs made a motion, seconded by Mr. Frank, to grant the waiver request for Article 123-29.D.8. Ms. Duane asked for public comment; there was none. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-29.A.4. **Mr. O'Brien made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-29.A.4. Motion unanimously carried.**

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Ms. Duane asked for public comment; there was none. Mr. Irving stated that the applicant needs to obtain revised comments from the Fire Chief; submit the engineering; receive a NHDOT driveway permit for River Road; receive a site specific approval; clarify the phasing plan; and revisit the pedestrian amenities. **Mr. Briggs made a motion, seconded by Mr. Glynn, to continue the Full Site Plan review for the River Run Company until August 23, 2001. Motion unanimously carried.**

**OTHER BUSINESS**

Ames Department Store/Storage Trailers – Conceptual Review (Tax Map 246, Parcel 24.001): Shawn Bergeron of Bergeron Technical Services appeared before the Board. It was determined that the Ordinance Review Committee was currently discussing storage trailers and would not be conducting enforcement at this time. When the review is complete they will get in touch with Mr. Bergeron.

Arthur Bergmann: Mr. Irving stated after review of your request with the Town Manager to seek Town Counsel advise on removing a member, the Town Manager has stated that you only need to follow the RSA. Mr. Irving stated if you wish to proceed with the removal you need to just forward your request to the Board of Selectmen.

**Mr. Briggs made a motion, seconded by Mr. O'Brien, to write a letter to the Board of Selectmen to remove Arthur Bergmann for repeated failure to attend.** Mr. Frank stated that he would argue against the motion. Mr. Frank stated that he agrees that Mr. Bergmann should resign, but the people elected him. Mr. Frank stated that the voters should ask the Board of Selectmen to do this. Mr. Frank stated that this has never been done in the State. Mr. Frank suggested checking to see if we can put in an attendance requirement in the Bylaws and if they are not met, then we can remove a member.

Mr. O'Brien stated that the people have elected him to be here, not at home. Ms. Duane stated that the people deserve to be represented and he should have resigned and allowed someone else to sit. **Motion carried with Mr. Frank voting in the negative.**

Meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Holly L. Meserve  
Recording Secretary

*Shawn Bergeron*  
*Technical Services, LLC*  
*P.O. Box 101, Forest Pines*  
*Madison, NH 03849-0101*  
*603-367-8728*  
*sbtsslc@ncia.net*

**RECEIVED**

JUL 13 2001

**TOWN OF CONWAY**

12 July 2001

Mr. Thomas Irving, Planning Director  
Town of Conway, New Hampshire  
P.O. Box 70  
Center Conway, NH 03813-0070

Dear Tom:

My company has been contracted by Ames Department Stores to try to resolve the issue related to their outdoor display of merchandise and the use of storage trailers at their North Conway property. In conversation with Mr. Roger Trivette of Ames he explained that you and he have communicated and there is a possibility that the Planning Board may consider a minor site plan review to resolve this matter. I am asking to come before the Planning Board on July 26 to explore this possibility in a conceptual manner with the Board before we begin the process of the site plan review.

Please advise if coming before the Board as requested will be allowed.

Sincerely,

SHAWN BERGERON TECHNICAL SERVICES LLC



Shawn G. Bergeron  
Manager

Cc: file

Ms. Sandy Stowell, T.O.C. Code Enforcement Officer  
Mr. Roger Trivette

*Shawn Bergeron  
Technical Services LLC  
P.O. Box 101, Forest Pines  
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26 July 2001

Behind AMES as of 26 July	3 trailers	8 x 40	960 s.f.
	1 trailer	8 x 45	360 s.f.
Behind TJ Max as of 26 July	1 trailer	8 x 40	<u>320 s.f.</u>
			1,640 s.f.

AMES Trailers	1 registered last in 1971
	1 registered last in 1987
	2 unregistered

TJ Max	1 registered through 2-01
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