

**CONWAY PLANNING BOARD**

**MINUTES**

**MARCH 28, 2002**

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## CONWAY PLANNING BOARD

### MINUTES

**MARCH 28, 2002**

A meeting of the Conway Planning Board was held on Thursday, March 28, 2002 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Martha Tobin; David Robinson; Alternate, Cesare Macchionni; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

#### REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of March 14, 2002, should be amended as follows: page 1, paragraph 2, line 1 should read, "...seconded by Mr. Drinkhall, to approve the Minutes of February 28, 2002. Motion...". **Mr. Briggs made a motion, seconded by Ms. Tobin, to approve the Minutes of March 14, 2002 as amended. Motion unanimously carried.**

#### APPOINTMENT OF ALTERNATE MEMBER

Ms. Duane appointed Mr. Macchionni as a voting member.

#### CAROL, MARION LYNNE, JESSE IV & LEE-ANN LYMAN – MINOR SITE PLAN REVIEW CONTINUED (MAP 218, PAR 99) FILE #MR02-01

Ms. Duane stated that the applicant has requested a continuance to work out the details of the license with the Town of Conway. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the Lyman application until April 11, 2002. Motion unanimously carried.**

#### OSCAP, INC. – BOUNDARY LINE ADJUSTMENT AND 2-LOT SUBDIVISION (MAP 265, PAR 162 & 163) FILE #S02-02

Edgar Allen of Thaddeus Thorne Surveys and Bayard Kennett appeared before the Board. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application for OSCAP, Inc. for subdivision review as complete. Motion unanimously carried.**

Mr. Allen explained the project. Mr. Irving stated that he had no issues with the requested waivers. Ms. Duane asked for comments from the Board; there was none. Ms. Duane read a waiver request for Article 131-24.D, K, N, P, T, U, & V. Ms. Duane read the requirements to grant a waiver. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver for Article 131-24.D, K, N, P, T, U, & V. Ms. Duane asked for public comment; there was none. Motion unanimously carried.**

Ms. Duane read a waiver request for Article 131-24.O. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver for Article 131-24.O. Ms. Duane asked for public comment; there was none. Motion unanimously carried.**

**Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the boundary line adjustment and 2-lot subdivision for Oscap, Inc. Motion unanimously carried.** The plans were signed.

**NANCY LAMARCHE – FULL SITE PLAN REVIEW (MAP 268, PAR 162.1) FILE #FR02-02**

Mark Lucy of White Mountain Survey and Nick Castel appeared before the Board. Mr. Irving stated that the application is complete. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to accept the application for Nancy LaMarche for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Lucy explained the project. Mr. Irving stated that he had no issues with the waivers and the Zoning Board of Adjustment has approved the expansion. Mr. Irving stated that outstanding items include septic approval and bonding. Ms. Duane asked for public comment; Tony Giacalone stated that he is in favor of the project. Robert Paul stated that he concurs with the proposal, as it would have a positive impact. Mr. Paul stated that it would be a better use than a vacation home.

Ms. Duane read a waiver request for Article 123-29.A.2. Mr. Lucy asked if the waiver was necessary. Ms. Duane stated that since they are grand fathered, the waiver is redundant. Mr. Irving stated it is a legal existing non-conforming use. After a brief discussion, the Board agreed that they should address this under a waiver. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-29.A.2. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-20.I. **Mr. Drinkhall made a motion, seconded by Mr. Richardson, to grant the waiver request for Article 123-20.I. Motion unanimously carried.**

**Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the full site plan application for Nancy LaMarche conditionally upon obtaining a NHDES Septic Approval; submit a Mylar plan; change the word “manager” to “owner” under Parking note; change owner from “Lakeside Investment Trust” to “Nancy LaMarche”; a performance guarantee for 50% of all site improvements; and this conditional approval will expire in three years [March 28, 2005]. Motion carried with Mr. Macchionni voting in the negative and Ms. Tobin abstaining from voting.**

**OTHER BUSINESS**

**Beep Beep Deli – Conceptual Review:** This review will be held on another day.

**Proposed Car Wash – Conceptual Review (PID 277-287):** Burr Phillips and Andrew Manning of H.E. Bergeron Civil Engineers appeared before the Board and reviewed a proposed car wash on the corner of Route 16 and West Main Street.

Meeting adjourned at 8:36 p.m.  
Respectfully Submitted,

Holly L. Meserve, Recording Secretary

**H. E. Bergeron Engineers**

• Civil • Structural • Land Surveying

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HEB

March 18, 2002

Mr. Tom Irving, Planning Director  
Town of Conway  
Town Hall, P.O. Box 70  
Conway, NH 03818

Re: **Request for Conceptual Reviews**  
**-Two separate site developments-**

Dear Mr. Irving,

On behalf of our clients, H.E. Bergeron Engineers (HEB) is submitting a request for Conceptual Review by the Planning Board for two separate site developments in the southern portion of Conway. The two sites are summarized as:

- 1. Conceptual Review of Beep-Beep Deli Mart, Tax Map 277, Lot 221**  
The Beep-Beep Deli Mart, an existing service station located on the Albany/Conway town line, is proposing a redevelopment of the site with a relocation of the fueling stations, redevelopment of the on-site vehicle circulation and a reconstruction of the site driveways. A conceptual layout for the redevelopment is included on the attached site plan.
- 2. Conceptual Review of Proposed Car Wash, Tax Map 277, Lot 287**  
The prospective owners of Lot 287, an existing residential unit in the Highway Commercial District, is proposing the development of a mechanized and self-service car wash facility. The property is located on the northern corner of Route 16 and West Main Street, adjacent to the railroad tracks. A conceptual layout for the development is included on the attached site plan.

Based on our conversation this morning, HEB requests the Conceptual Reviews be placed on the next regularly held public hearing of the Planning Board, scheduled for March 28, 2002.

If you have any questions or would like to discuss the proposed developments, please feel free to contact me at 356-6936. Thank you for your time in attending to this request.

HEB

Sincerely,  
H. E. Bergeron Engineers, P.A.

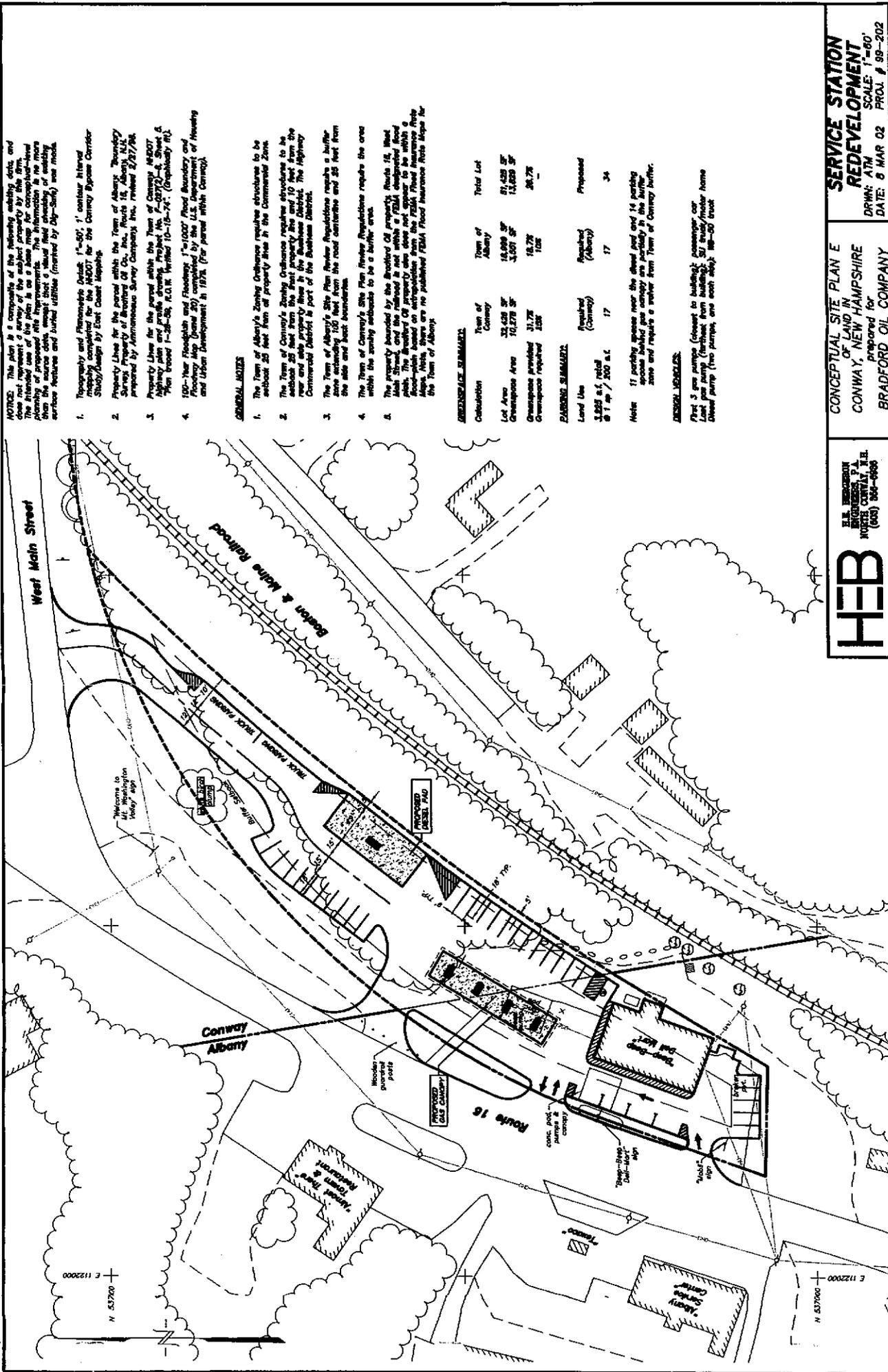


Andrew Manning, P.E.  
Project Engineer

Enclosure:

Conceptual Site Plan E, Beep-Beep Deli Mart  
Conceptual Site Plan A, Conway Car Wash

Cc: Richard Rosten, Bradford Oil Company  
Kerri & Dwayne Grout  
BHDP, HEB



**NOTICE:** This plan is a composite of the following existing data, and does not represent a survey of the subject property by this firm. The intended use of this plan is as a basis map for conceptual-level planning of proposed site improvements. The information in no way constitutes a warranty, representation, or contract. The information is for surface features and buried utilities (marked by Dig-Stop), was made.

1. Topography and Elevation Data, 1"=50', 1' contour interval, Albany, Vermont, 1987, for the Conway Express Corridor Study/Design by East Coast Mapping.
2. Property Lines for the parcel within the Town of Albany, Vermont Survey, Property of Bradford & Co., Inc., Plans 15, Albany, Vt., prepared by Administrative Survey Company, Inc., revised 2/27/94.
3. Property Lines for the parcel within the Town of Conway, Vermont Agency plan and profile showing Project No. A-0370-E, Sheet 6, Plan books 1-38-08, R.C.M. Verified 10-19-94. (Geophysical Inc.)
4. 100-Year Floodplain and Floodway, 1"=1000' Flood Boundary and Floodway Map (Sheet 20) compiled by the U.S. Department of Housing and Urban Development in 1978. (For parcel within Conway).

**GENERAL NOTES**

1. The Town of Albany's Zoning Ordinance requires structures to be setback 25 feet from the property line in the Commercial Zone.
2. The Town of Conway's Zoning Ordinance requires structures to be setback 25 feet from the front property line and 10 feet from the rear and side property lines in the Business District. The Highway Commercial District is part of the Business District.
3. The Town of Albany's Site Plan Review Regulations require a buffer zone extending 100 feet from the road centerline and 25 feet from the side and back boundaries.
4. The Town of Conway's Site Plan Review Regulations require the area within the zoning setbacks to be a buffer area.
5. The property bounded by the Bradford & Co. property, Route 16, West Albany, Vermont, is zoned in the Business District. The Bradford & Co. property is zoned in the Highway Commercial District. The Flood Insurance Risk Map shows that the property is in the Flood Insurance Risk Map Area. Note, there are no published FEMA Flood Insurance Risk Maps for the Town of Albany.

**GREENSPACE SUMMARY**

Calculation	Town of Conway	Town of Albany	Total Lot
Lot Area	32,428 SF	15,089 SF	47,517 SF
GreenSpace Area	10,278 SF	3,507 SF	13,785 SF
GreenSpace provided	31.7%	18.7%	28.7%
GreenSpace required	31%	12%	—

**PARKING SUMMARY**

Land Use	Required (Conway)	Required (Albany)	Proposed
3,895 s.f. retail	17	17	34
87 sq / 200 s.f.c	—	—	—

Note: 11 parking spaces near the diesel fuel and 14 parking spaces behind gas canopy are partially in the buffer zone and require a waiver from Town of Conway Zoning.

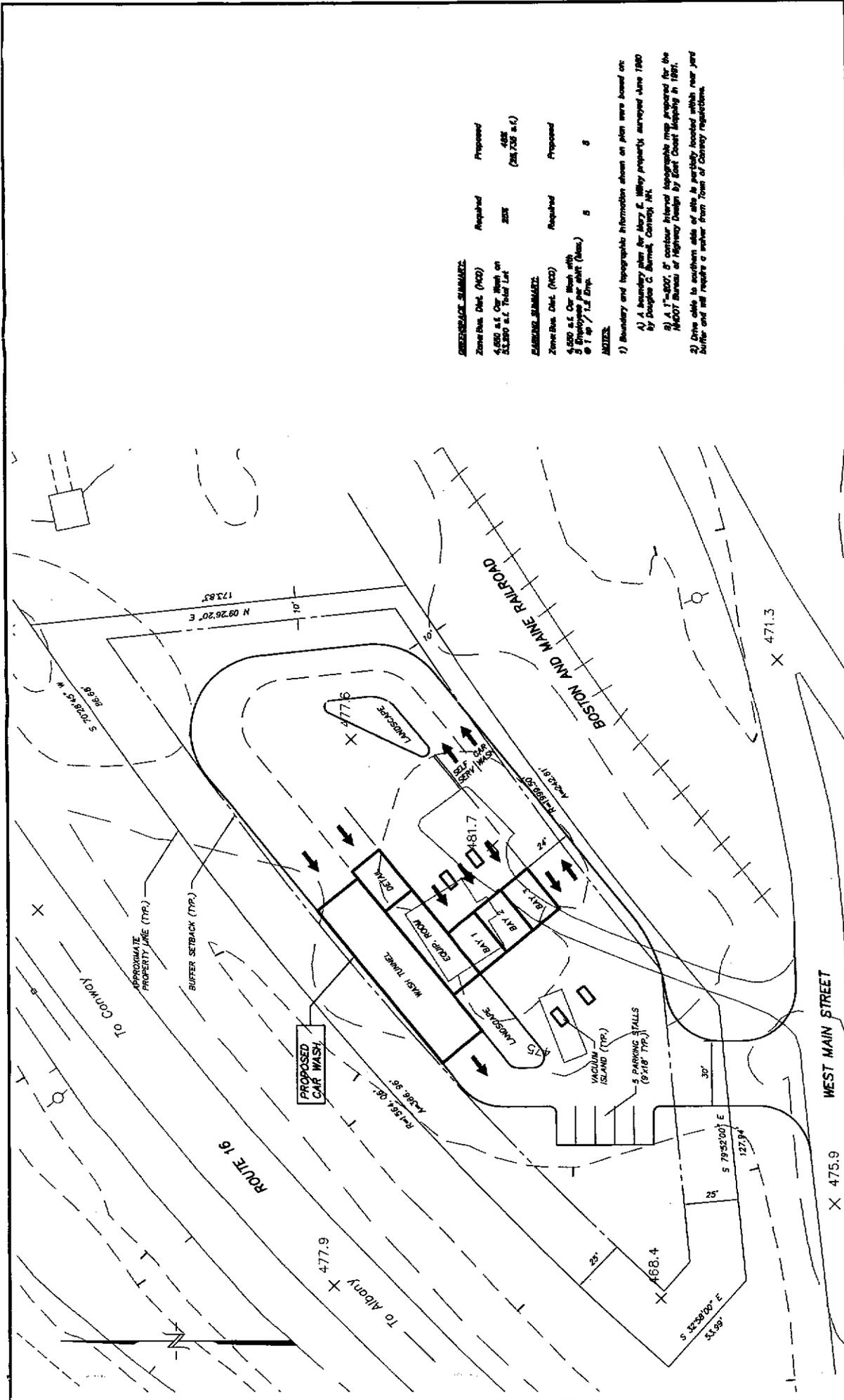
**DESIGN NOTES**

1. 5 gas pumps (shown to include 32 canopy car lift pumps) (two pumps, one each side); 88-20 truck

**HEB**  
 H.B. HERRICK  
 ENGINEERS, P.A.  
 NORTH CONWAY, V.T.  
 (802) 354-6505

CONCEPTUAL SITE PLAN E  
 OF LAND IN  
 CONWAY, NEW HAMPSHIRE  
 prepared for  
 BRADEFORD OIL COMPANY

**SERVICE STATION  
 REDEVELOPMENT**  
 DRAWN: ATM SCALE: 1"=60'  
 DATE: 6 MAR 02 PROJ. # 99-202



**GENERAL SUMMARY:**

Zone/Use Dist. (NOI) Proposed  
 4,850 s.f. Car Wash on 23,390 s.f. Total Lot 2000 468 (20,738 s.f.)

**ZONING SUMMARY:**

Zone/Use Dist. (NOI) Required Proposed  
 4,850 s.f. Car Wash with 2 Employees/100 sq. ft. (Blow) 5 5 5

**NOTES:**

- Boundary and topographic information shown on plan were based on:  
 A) A boundary plan for Mary E. Wiley property, surveyed June 1990 by Douglas C. Bernard, Conway, ME.  
 B) A 1"=800' of aerial infrared topographic map prepared for the MCDOT Bureau of Highway Design by East Coast Mapping in 1991.
- Drive able to southern side of site is partially located within rear yard buffer and will require a waiver from Town of Conway regulations.

**HEB**  
 H.B. BERGERON  
 ENGINEERS, P.A.  
 NORTH CONWAY, N.H.  
 (603) 866-8866

**CONCEPTUAL SITE PLAN A**  
 OF LAND IN  
 CONWAY, NEW HAMPSHIRE  
 prepared for  
 KERRI & DWAYNE GROUT

**PROPOSED CAR WASH**  
 DRAWN: ATM SCALE: 1"=40'  
 DATE: 3/15/02 PROJ. # 2002-031