

**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 23, 2002**

**PAGES**

- |   |   |
|---|---|
| 1 | Appointment of Alternate Member   |
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none"><li>• May 9, 2002 – adopted as written</li></ul>   |
| 1 | Oscap, LTD/Woodlands Credit Union – Full Site Plan Review (PID 265-163) File #FR02-05 <ul style="list-style-type: none"><li>• Conditionally Approved</li></ul>    |
| 2 | Wal-Mart – Full Site Plan Review (PID 246-62) File #FR02-07 <ul style="list-style-type: none"><li>• Continued until June 13, 2002</li></ul>                       |
| 2 | Fram Real Estate/Dunkin Donuts – Full Site Plan Review (PID 235-33) File #FR02-06 <ul style="list-style-type: none"><li>• Continued until June 13, 2002</li></ul> |
| 3 | Other Business <ul style="list-style-type: none"><li>• Housing Committee</li></ul>  |

**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 23, 2003**

A meeting of the Conway Planning Board was held on Thursday, May 23, 2002 beginning at 7:06 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Selectmen's Representative, Dick O'Brien; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Brian Glynn; Martha Tobin; Alternate, Cesare Macchionni; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**APPOINTMENT OF ALTERNATE**

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

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Briggs made a motion, seconded by Mr. Macchionni, to approve the Minutes of May 9, 2002 as written. Motion unanimously carried.**

**OSCAP, LTD/WOODLANDS CREDIT UNION – FULL SITE PLAN REVIEW (PID 265-163) FILE #FR02-05**

Edgar Allen of Thaddeus Thorne Surveys and Jim Keenan of Keenan and Associates, Inc. appeared before the Board. Mr. Allen explained the project. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of OSCAP, LTD for a full site plan review as complete. Motion unanimously carried.**

Mr. Irving stated that he spoke to Thomas Steele of the Conway Village Fire District and Mr. Steele has no issue with the well even though there is a water line available to the site. Mr. Irving stated that Mr. Steele would be submitting a letter. Ms. Duane asked why the applicant is going with a well. Mr. Keenan stated that it is a slab on grade and the building does not need a sprinkler system. Mr. Keenan stated that they would have to tunnel under Route 16 to connect to the water line. Mr. Glynn asked if municipal sewer serves the site. Mr. Keenan answered in the negative.

Ms. Duane asked how many drive-ups. Mr. Keenan answered three and an ATM drive-up. The Board discussed the revised elevations. Ms. Duane read the requirements to grant a waiver. Ms. Duane read a waiver request for Article 123-6.A for 5% windows. **Mr. Glynn made a motion, seconded by Mr. O'Brien, to grant the waiver request for Article 123-6.A. 5% windows. Motion unanimously carried.**

**Adopted: June 13, 2002 – As Written  
CONWAY PLANNING BOARD – MAY 23, 2002**

Ms. Duane read a waiver request for Article 123-20.G. **Mr. Briggs made a motion, seconded by Mr. Glynn, to approve the waiver request for Article 123-20.G.** Mr. O'Brien stated that the Master Plan addresses connecting drives in order to stay off Route 16 to alleviate traffic on the main roads. Ms. Duane stated that we could have the applicant reserve a space for a connecting drive in the future. Mr. Keenan agreed to reserve an area for a connecting drive. **The waiver was withdrawn.**

Ms. Duane read a waiver for Article 123-20.I. **Mr. O'Brien made a motion, seconded by Mr. Macchionni, to grant the waiver for Article 123-20.I. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-29.D.8. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to approve the waiver request for Article 123-29.D.8. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. There was discussion if this should be continued or conditionally approved. **Mr. Briggs made a motion, seconded by Mr. O'Brien to conditionally approve the full site plan for OSCAP, LTD conditionally upon revising the drawings per Paul DegliAngeli memo dated May 22, 2002; reserve area for a connecting drive; add granted waivers to the plans; Obtain a letter of approval from the Conway Village Fire Precinct for water connection; revise rear and right side Architectural drawing elevations to add 5% windows; a performance guarantee for 50% off all site improvements; and when the conditions have been met, the plans need to be signed in-session. Motion unanimously carried.**

**WALMART – FULL SITE PLAN REVIEW (PID 246-62) FILE #FR02-07**

Phil Hastings, Attorney for Wal-Mart, Eric Barnes of DeLucca-Hoffman, and Harry Pike, Conway Wal-Mart Store Manager appeared before the Board. Mr. Hastings suggested the Board accept the application as complete and then continue it until the next meeting. Ms. Duane asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Mr. Macchionni, to accept the application of Wal-Mart for a full site plan review as complete. Motion unanimously carried.**

Mr. Glynn asked what are the issues. Mr. Irving stated that the issue is the existing trees and the proposed new trees as well as the request to reduce the buffer in the Special Highway Corridor District. Mr. Irving stated that it requires additional trees and we need to figure out the new tree locations and which ones have died. Mr. Irving stated that we need to inventory what is left and replace any as a part of this application.

**Mr. Glynn made a motion, seconded by Mr. Macchionni, to continue the Wal-Mart Full Site Plan Review until June 13, 2002. Motion unanimously carried.**

**FRAM REAL ESTATE/DUNKIN DONUTS – FULL SITE PLAN REVIEW (PID 235-33) FILE #FR02-06**

Mike Norman of Provan & Lauber, and Brian Fram, owner, appeared before the Board. Mr. Norman asked that the Board accept the application as complete. Mr. Norman stated

**Adopted: June 13, 2002 – As Written  
CONWAY PLANNING BOARD – MAY 23, 2002**

that there are some drainage issues that need to be addressed as well as some road improvements. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application for Fram Real Estate for a full site plan review as complete. Motion unanimously carried.**

Mr. Irving stated that he couldn't recommend some of the waivers. Mr. Irving stated that the applicant needs to resolve the street work and the drainage. Mr. Norman stated that a substantial effect is the traffic control islands. Mr. Norman stated that they would hinder snow removal and reduce the number of parking spaces. Ms. Duane asked if the islands would be landscaped. Mr. Norman answered in the affirmative.

Ms. Duane stated that she would like to see the Board conduct a site visit with the four corners of the building staked. Mr. Irving stated that the required islands are designed to separate a bank of parking.

Ms. Duane asked about the existing structures. Mr. Fram stated that it would be renovated simultaneously with Dunkin Donuts. Mr. Briggs asked if traffic islands are required in the back parking lot. Mr. Irving answered in the negative. Mr. O'Brien asked if they had received a State of New Hampshire driveway permit. Mr. Norman stated that they have discussed it with the State conceptually, but they have not issued a permit yet.

Mr. O'Brien asked if there would be a connecting drive. Mr. Irving stated that there is a steep bank. Ms. Duane stated that there is an elevation change. Mr. Norman stated that he could review it. Mr. Glynn asked about keeping more green space in the front of the lot.

Ms. Duane asked for public comment; Russ Seybold of the Conway Scenic Railroad stated that in the past snow has been dumped onto the railroad property. Mr. Seybold asked the applicant to think about the back of the buildings facing the railroad tracks when renovating. Mr. Seybold stated that additional signs pop up in the rear of the buildings that are beyond the sign regulations. Mr. Seybold stated that he would like to review fencing along the back.

The Board will meet at 6:00 p.m. on June 13, 2002 for a site visit. **Mr. Glynn made a motion, seconded by Ms. Tobin, to continue the full site plan review for Fram Real Estate until June 13, 2002. Motion unanimously carried.**

### **Other Business**

Housing Committee – Ms. Duane read the guidelines. They agreed to go forward with them.

Meeting adjourned at 8:15 p.m.  
Respectfully Submitted,

Holly L. Meserve, Recording Secretary