

CONWAY PLANNING BOARD

MINUTES

OCTOBER 10, 2002

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CONWAY PLANNING BOARD

MINUTES

OCTOBER 10, 2002

A meeting of the Conway Planning Board was held on Thursday, October 10, 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; Brian Glynn; David Robinson; 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. Drinkhall made a motion, seconded by Mr. Glynn, to approve the Minutes of September 19, 2002 as written. Motion unanimously carried.

Mr. Glynn made a motion, seconded by Mr. Drinkhall, to approve the Minutes of September 26, 2002 as written. Motion unanimously carried.

BRADFORD OIL/BEEP BEEP DELI – FULL SITE PLAN REVIEW (PID 227-221) FILE #FR02-12

Rick Rostin of Bradford Oil; Bob Mathieu, owner of Beep Beep Deli; Andrew Manning of H.E. Bergeron Civil Engineers; and David Frothingham of H.E. Bergeron Civil Engineers appeared before the Board. Mr. Manning reviewed the project and stated that the plan will be revised to show a catch basin on the Southwest corner of the property to satisfy an abutter and the Town of Albany.

Mr. Manning showed the location of the two existing freestanding signs and stated that they will be reduced to one sign totaling forty-eight square feet. Ms. Duane stated that it would be more eye-catching to configure the sign so that it is more attractive than an internally lit sign.

Mr. Manning stated that they are requesting a waiver from the architectural standards for the gas canopy. Mr. Manning stated that they are proposing a metal blue band around the structure, which will match the roof of the building. Mr. Manning stated that this site plan greatly improves the safety of this site.

Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of Bradford Oil/Beep Beep Deli for a full site plan review as complete. Motion unanimously carried.

**Adopted: October 24, 2002 – As Written
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Mr. Irving read a memo from the Town Engineer, Paul DegliAngeli, in regard to drainage. Mr. Irving stated that an abutter wanted landscaping between the properties to discourage crossing the property line. Mr. Irving stated that we are still waiting for a NHDOT driveway permit; an approval from the Conway Village Fire Chief; and they will need to address the drainage concerns. Mr. Manning stated that they don't have anything from the NHDOT as of yet and they have sent a letter to the Fire Chief.

Ms. Duane asked if the reflectors currently along Route 16 would remain. Mr. Manning stated that the reflectors are on NHDOT land and they are a part of the road design, therefore, they cannot remove them.

Mr. Robinson asked if we have seen the plans submitted to the Town of Albany. Mr. Irving stated that the same plans have been submitted to both Towns. Ms. Duane stated that she attended the Town of Albany's Planning Board meeting and their major concern was safety. Ms. Duane stated that they are concerned with drainage; the speed vehicles are entering and exiting the site; and the canopy lighting. Mr. Irving asked if they were able to produce a photometric plan. Mr. Manning answered in the negative and stated that they are not sure what type of lighting the canopy uses. Mr. Rostin stated that they usually use 400-watt bulbs and then adjust after they are in.

Ms. Duane asked for public comment; Russ Seybold of the Conway Scenic Railroad asked how would snowmobile access be controlled. Mr. Mathieu stated that Profile RV has been grooming our trail and has received permission from LCR Nursery to go over their land to get to the trail. Mr. Mathieu stated that it is not feasible for the groomer to go onto his property. Mr. Manning suggested keeping an area maintained and clearly marked. The Board agreed.

Mr. Drinkhall stated that he has a problem with them not meeting the architectural design for the canopy. Mr. Briggs, Mr. Glynn and Mr. Robinson stated that they did not have a problem with the design. Mr. Briggs stated that this is an overall improvement of the site. Mr. Glynn stated that the site is not all in our Town and we need to compromise. Ms. Duane stated that she doesn't like the canopy, but agrees that only half of the canopy is in the Town of Conway. Ms. Duane stated that the improvements to this site are tremendous.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read a waiver request for Article 123-30.A.(1) & (2). **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 123-30.A.(1) & (2). Motion carried with Mr. Drinkhall voting in the negative.** The Board agreed to postpone acting on the waiver request for Article 123-29.A.(2) & (3). Mr. Manning stated that there it will be difficult to add a swale due to the grading. Mr. Manning stated that a dry well would be added. Mr. Irving stated that he would have to review the drainage with the Town Engineer.

Ms. Duane read a waiver request for Article 123-29.D.8. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-29.D.8. Motion unanimously carried.**

**Adopted: October 24, 2002 – As Written
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The outstanding items are drainage; acting on the waiver request for Article 123-29.A.(2); Conway Village Fire Chief approval; a NHDOT Driveway permit; a photometric plan; and a designated snowmobile access. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to continue the application for Bradford Oil/Beep Beep Deli until October 24, 2002. Motion unanimously carried.**

OTHER BUSINESS

Alvin Miller (PID 214-79) File #S01-02: Mr. Briggs made a motion, seconded by Mr. Drinkhall, to deny without prejudice the application of Alvin Miller for failure to meet the requirements of the conditional approval. Motion unanimously carried.

The Denise Broughton Revocable Living Trust (PID 202-16) File #FR02-09 – Extension of Conditional Approval: Ms. Duane read a letter from Shawn Bergeron of Shawn Bergeron Technical Services requesting an extension. **Mr. Briggs made a motion, seconded by Mr. Robinson, to extend the conditional approval for The Denise Broughton Revocable Living Trust until December 12, 2002. Motion unanimously carried.**

Conceptual Review Process: The Board extended an invitation to all commercial property owners with vacancies to come in and talk to the Board about their projects.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary