

CONWAY PLANNING BOARD

MINUTES

JANUARY 23, 2003

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CONWAY PLANNING BOARD

MINUTES

JANUARY 23, 2003

A meeting of the Conway Planning Board was held on Thursday, January 23, 2003, beginning at 7:00 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; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the Minutes of January 9, 2003 as written. Motion unanimously carried.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the Minutes of January 16, 2003 as written. Motion carried with Mr. Glynn abstaining from voting.

RICHARD FURBUSH – MINOR SITE PLAN REVIEW CONTINUED (PID 235-37) FILE #MR03-01

Mr. Briggs stepped down at this time. Shawn Bergeron of Bergeron Technical Services appeared before the Board. Mr. Bergeron stated the applicant would like to increase the seating capacity to 130 and in order to do that they need to increase the parking. Mr. Bergeron stated that they would like to enlarge and improve the upper parking lot. Mr. Bergeron stated that the applicant originally wanted this to be paved, however, he is now requesting a waiver from pavement.

Mr. Irving stated that he is concerned with the steepness of the slope. Mr. Irving stated that his primary concern is for the pedestrians. Mr. Irving stated that in regard to not paving, there are five waivers you would have received comment from the Town Engineer, but he is not ready to sign off on those waivers as of yet. Mr. Irving suggested not acting on those waivers tonight.

Ms. Duane asked due to the steepness, why not put the parking behind the building. Mr. Bergeron stated that the upper parking lot already exists. Mr. Bergeron stated that the applicant's busiest season is the summer months. Mr. Bergeron stated during peak season he has 13 employees. Mr. Bergeron stated that essentially this would become employee parking during the peak season. Mr. Bergeron stated if this was signed for employee parking only the applicant would be okay with that.

Ms. Duane stated that the exit and entrance signs take your eye away from their freestanding sign. Mr. Bergeron stated that those signs were put up as part of the

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NHDOT driveway permit. The Board discussed that the driveways are marked incorrectly and should be the other way. Mr. Bergeron stated that he has to update the NHDOT driveway permit so he will discuss this with them. Mr. Glynn asked about a set of steps from the upper parking lot to the lower parking lot. Mr. Bergeron stated that he would have to look at it, but he would be concerned about getting into the root structure of those trees. Mr. Bergeron stated that he doesn't think they will be used. Mr. Bergeron stated that this will be used primarily for employees and don't think this is going to be a problem.

Ms. Duane stated that she does not see a need for a sign that states employee parking only. Ms. Tobin stated that the patrons would park there if there were a space. Mr. O'Brien stated that the employees are going to be there before the patrons. Mr. Irving stated that the applicant prefers to go with gravel. The Board agreed if the Town Engineer were okay with it being gravel they would probably look favorable on the waiver. **Mr. Robinson made a motion, seconded by Ms. Tobin, to continue the minor site plan review for Furbush Realty LLC until February 13, 2003. Motion unanimously carried.**

OTHER BUSINESS

The Conway Daily Sun (PID 219-66) File #MR98-01: Mr. Briggs rejoined the Board at this time. Mark Guerringue appeared before the Board. Mr. Guerringue stated that we have been trying to come up with a way to screen the dumpster and they have come up with putting a fence along the retaining wall and screen the whole thing. Mr. Glynn asked if it would be a possibility to extend it and block off the loading dock. Mr. Guerringue stated that you're parallel to the property so you will be able to see in. Mr. Glynn stated that he was thinking more for the foot traffic.

Ms. Duane asked if they could finish the doors. Mr. Guerringue answered in the affirmative. Ms. Duane stated that there is just no space for anything. Mr. Guerringue stated that it is a narrow lot. Ms. Duane stated that she doesn't have any issues with a fence. Ms. Tobin stated that you couldn't ask for more, as it's a narrow area. Mr. Guerringue stated that we could paint the dumpsters white to blend in with the building. Mr. Irving read the dumpster requirements. Mr. Guerringue asked about hedges instead of a fence. Mr. Irving stated as long as it screens the dumpsters vegetation is allowed. Mr. Briggs stated that he would be concerned with the plantings surviving.

Ms. Duane stated that she would rather see vegetation. Mr. Guerringue asked about the height of the vegetation. Mr. Irving stated that arborvitaes are very aggressive. Mr. Briggs stated that you don't want to start them any more than 4-feet in height. Mr. Irving asked is there a date the Board wants to see them planted by. **Mr. Glynn made a motion, seconded by Mr. Briggs, to allow vegetation to screen the dumpsters as long as they were at least 4-feet in height above grade when planted, be maintained to be at least 8-feet in height and be planted by June 15, 2003. Motion unanimously carried.**

**Adopted: February 13, 2003 – As Written
CONWAY PLANNING BOARD – JANUARY 23, 2003**

Kevin and Cynthia McInerney – Pennybrook Road (PID 266-122, 123, 124, 125, 126 & 127) File #88-56 – Conceptual Review: Shawn Bergeron of Bergeron Technical Services appeared before the Board. Mr. Bergeron stated that this property was subdivided in 1988 and the road is still gravel, as it was never constructed to Town road standards. Mr. Bergeron stated that the owners wanted to revive the subdivision by constructing the road to Town standards; however, they found the value of the road was going to be \$80,000.

Mr. Bergeron stated that they would like to combine some lots to end up with a three-lot subdivision. Mr. Bergeron stated that the concern is that a driveway can only service two lots and this will have 3-lots. Ms. Duane asked why lot #1 couldn't have a driveway onto Route 113. Mr. Irving stated then there would be a driveway off set problem. Mr. Bergeron stated that he can ask the State, but he doesn't think the State would approve it.

Mr. Irving read Article 131-43.E. Mr. Bergeron stated that he is trying to prevent is going through the whole process again, but he doesn't see it happening. Ms. Duane stated that it would require subdivision review.

Robert and Virginia Budroe (PID 276-258) – Conceptual Review: Shawn Bergeron of Bergeron technical services appeared before the board. Mr. Bergeron stated that they would like to create apartments on this 6.3-acre lot, but it is in the Shoreline Protection District. Mr. Bergeron stated that the amount of density is based on the length of shore frontage. Ms. Duane asked what do you need from the Planning Board to make this a viable project. Mr. Bergeron stated a wavier from the road standards, granite curbing and underground utilities. Ms. Duane stated that she would like to see the buildings placed a little better to hide the parking lot. Mr. Irving stated that they would need a waiver from the driveway definition.

Meeting adjourned at 8:31 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary



TOWN OF CONWAY

1634 EAST MAIN ST. • CTR. CONWAY, NEW HAMPSHIRE 03813

(603) 447-3855
FAX (603) 447-5012

January 6, 2003

Mr. Mark Guerringue
Conway Daily Sun
P.O. Box 1940
North Conway, NH 03860

Dear Mr. Guerringue:

Thank you for your letter of January 3, 2003 requesting to be on the January 9 meeting or a meeting at the Board's earliest convenience. Due to the length of the January 9, 2003 meeting, you have been scheduled on the January 23, 2003 meeting.

If you have any questions, please feel free to contact me.

Sincerely,

TOWN OF CONWAY

Holly L. Meserve
Project Administrator

cc: File

The Conway Daily Sun

Mt. Washington Valley's DAILY Newspaper

January 3, 2003

Tom Irving
Town Planner
Town of Conway
Center Conway, NH 03813

RECEIVED

IAN 07 2003

TOWN OF CONWAY

Dear Tom,

Please accept this letter as a request to schedule a meeting with the Conway Planning Board Thursday, January 9, or a meeting at the board's earliest convenience, to review my proposal to screen the Sun's dumpsters.

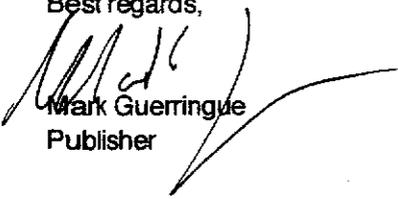
I will present to the board a proposal to build a 50 foot fence that runs along the 18 inch stone wall that separates the sidewalk and the Sun's parking lot. Constructed of recycled plastic, the fence will be constructed to a height of approximately four feet measured from the level of the sidewalk. (6 feet from the level of the parking lot).

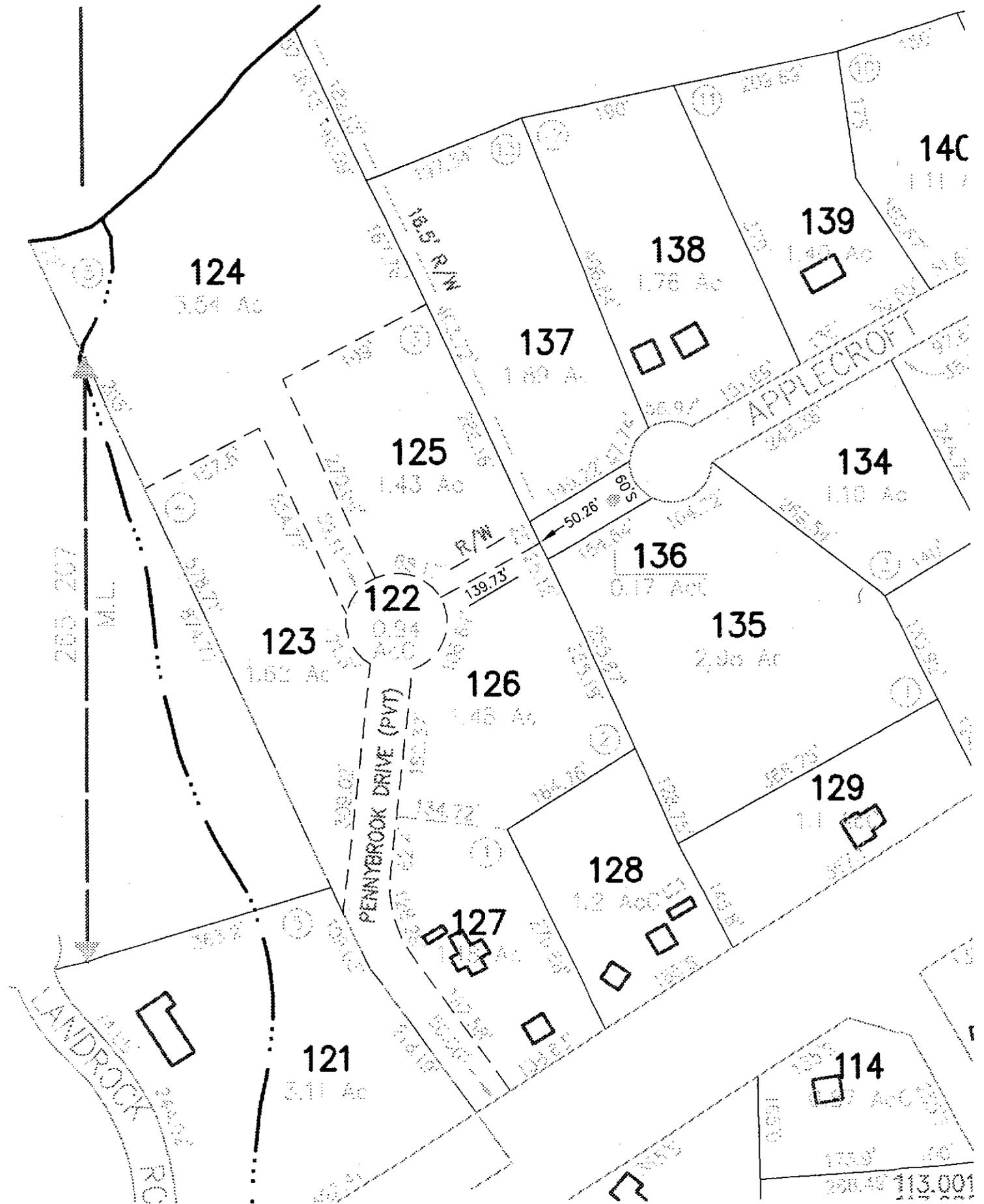
Practically speaking, given the small size of the parking lot and very limited area available to place the dumpsters, there isn't enough room to build a conventional barricade to enclose the dumpsters and still leave adequate maneuvering room for snowplowing and snow storage.

The fence also accomplishes a second goal of screening the Sun's "back yard," where skids are stored and the satellite dish is located.

Construction of the fence will be completed no later than June 1.

Best regards,

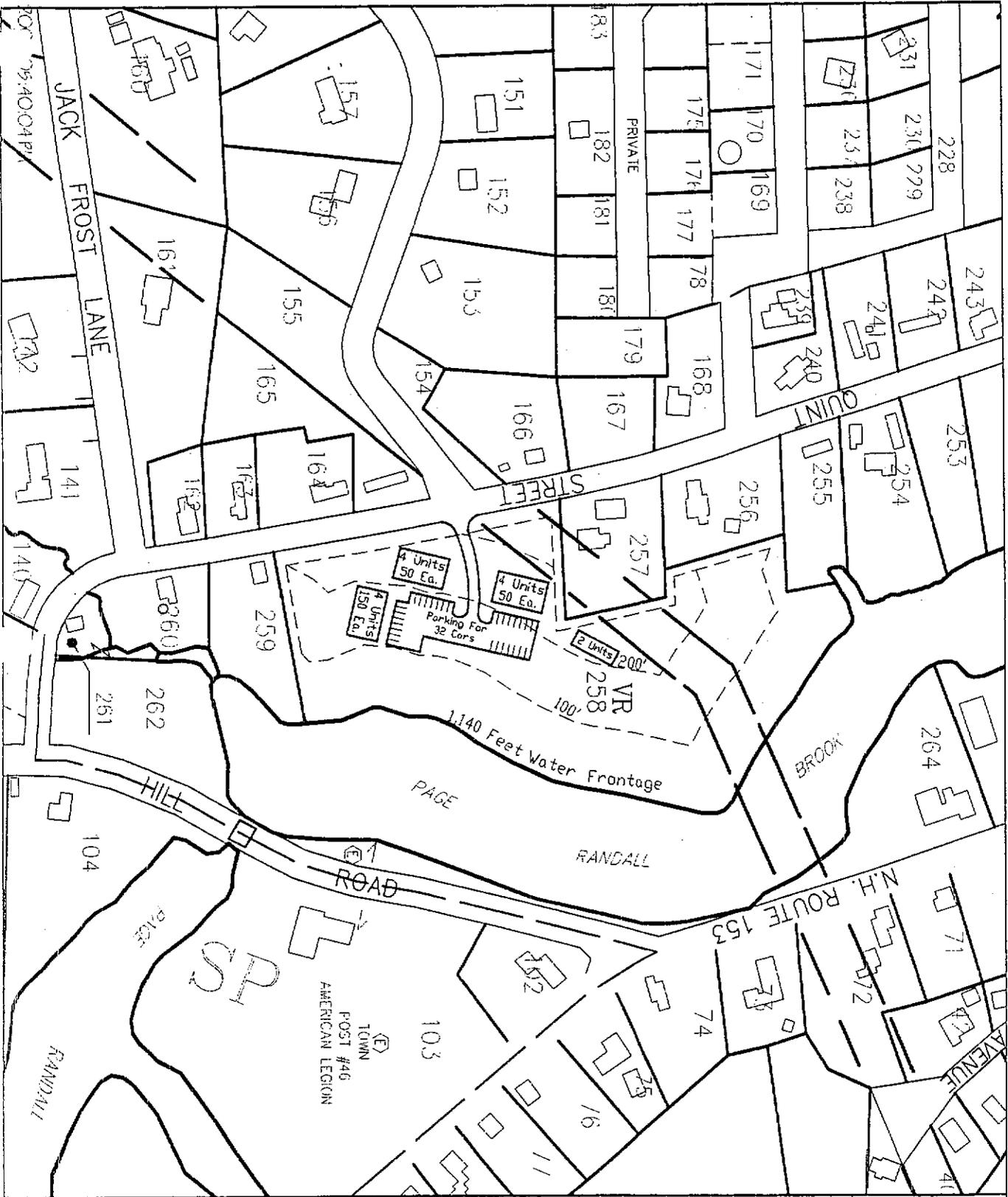

Mark Guerringue
Publisher



01/23/2005 03:52:11 PM

MAP 266 T O C

12/02/02



Shawn Bergeron
 Technical Services LLC
 P.O. Box 101, Madison, NH
 367-8728 sbtsllc@ncia.net

Conceptual Site Development
 and Build-Out Plan
 Map 276 Parcel 258 Quint Street
 Conway Village, NH 03818

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SP-1
 07 July 02