

CONWAY PLANNING BOARD

MINUTES

AUGUST 28, 2003

PAGES

- 1 Review and Acceptance of Minutes
- August 14, 2003 – Adopted as Amended
- 1 Harold Whitaker and Thomas Fadden/Robert Auer –
Boundary Line Adjustment (PID 266-70 & 71)
File #S03-19
- Conditionally Approved
- 1 Agnes Birch/Green Granite Limited Partnership – Full
Site Plan Review (PID 246-35) File #FR03-06
- Continued until September 11, 2003
- 3 George and Lisa Fadden/Roger and Gloria Gagne –
3-Lot Subdivision (PID 254-116) File #S03-20
- Conditionally Approved
- 4 Verizon – Full Site Plan Review (PID 218-111)
File #FR03-07
- Conditionally Approved
- 4 Other Business
- North Conway Lumber (PID 219-204)
 - Great American Ski Renting Co. (PID 218-58)
 - L. Smolinsky/Car Wash – Extension of Conditional
Approval (PID 277-287)
 - Marie Odile Meunier-Bouchard – Lot Merger (PID 234-
45 & 46)
 - Old Mill Estates – As Built Plan Signing (PID 268-
117.11, .12, .13, & .14/268-117.23, & .24/268-117.71
& .72)

CONWAY PLANNING BOARD

MINUTES

AUGUST 28, 2003

A meeting of the Conway Planning Board was held on Thursday, August 28, 2003 beginning at 7:05 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Brian Glynn; Conrad Briggs; Martha Tobin; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of August 14, 2003 should be amended as follows: page 2, paragraph 1 under Richardson, line 3 should read, "...seconded by Mr. Drinkhall, to accept...". **Mr. Briggs made a motion, seconded by Mr. Robinson, to approve the Minutes of August 14, 2003 as amended. Motion carried with Ms. Tobin abstaining from voting.**

HAROLD WHITAKER/THOMAS FADDEN/ROBERTA AUER – BOUNDARY LINE ADJUSTMENT (PID 266-70 & 71) FILE #S03-19

Bob Tafuto of Ammonoosuc Survey Company appeared before the Board. Mr. Tafuto submitted revised plans. **Mr. Glynn made a motion, seconded by Mr. Briggs, to accept the application of Harold Whitaker/Thomas Fadden/ Roberta Auer for a Boundary Line Adjustment as complete. Motion unanimously carried.**

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver requests for Articles 131-24. & 25.; 131-24.E.; 131-24.K., T., U., &V.; 131-24.O; and 131-26.A.(5). **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver requests for Articles 131-24. & 25.; 131-24.E.; 131-24.K., T., U., &V.; 131-24.O; and 131-26.A.(5). Motion unanimously carried.** Ms. Duane asked for public comment; there was none.

Mr. Briggs made a motion, seconded by Ms. Tobin, to conditionally approve the Boundary Line Adjustment for Harold Whitaker/Thomas Fadden/Roberta Auer conditionally upon submitting a Mylar; when the condition has been met, the plans can be signed out-of-session; and this conditional approval will expire on November 13, 2003. Motion unanimously carried.

AGNES BIRCH/GREEN GRANITE LIMITED PARTNERSHIP – FULL SITE PLAN REVIEW (PID 246-35) FILE #FR03-06

Jay Poulin and John Bilotta of H.E. Bergeron Civil Engineers and Dan Carbone of Hemisphere Management appeared before the Board. Mr. Poulin reviewed the existing

**Adopted: September 11, 2003 – As Written
CONWAY PLANNING BOARD – AUGUST 28, 2003**

conditions and the proposed layout of the site. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to accept the application of Agnes Birch/Green Granite Limited Partnership for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Irving stated that we would need an elevation of the canopy as we will need to see the pitch of the roof. Mr. Poulin stated that a pitched roof on the canopy would block a beautiful building. Ms. Duane stated that there are ways to incorporate the entire building and the canopy in an architecturally pleasing manner. Mr. Carbone stated that we could do a canopy with dental work along the top. Ms. Duane stated that the roof and the wall together look like a bunch of squares. Mr. Carbone stated if we do a pitched roof we mind as well not do a lot of the work on the building because it is going to be hidden.

Ms. Duane presented pictures of the gas station in Meredith. Mr. Carbone stated that it is not a problem, but it is still going to hide the building. Mr. Irving stated that the idea is to make the focal point the actual canopy and the design of the building does not need to be as fancy. Mr. Carbone stated that it really is going to take away from the site. Ms. Tobin stated that we have held a lot of people to pitched canopies.

Ms. Duane asked what is the canopy material. Mr. Carbone stated that it is aluminum/steel with dental work. Mr. Carbone stated that he would brick the columns, make it look like wood and add dental work. Ms. Duane asked if there would be company colors on the canopy. Mr. Carbone answered in the negative and stated that it could just be white. Mr. Irving stated that the applicant should submit sketches of the canopy. Mr. Irving stated that the Board might want to consider a façade so that it appears to be pitched, but not actually be pitched.

Mr. Glynn asked what is the height of the ridge over the front door. Mr. Poulin answered approximately 20 feet. Mr. Glynn asked how high is the canopy. Mr. Carbone answered approximately 15 feet. Mr. Glynn asked why can't the canopy be integrated into the building design. Mr. Carbone stated that it would hide the building. Mr. Irving stated that the canopy is hiding the building now. The Board agreed that they would like a sketch of the canopy.

Mr. Irving stated that staff agrees with most of the waiver requests, but see no reason why the street trees could not be 15 feet from the pavement. Ms. Duane read the waiver requests for Articles 123-29.A.2. & A.3. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-29.A.2. & A.3. Motion unanimously carried.**

Ms. Duane read the waiver request for Article 123-29.D.8. Mr. Poulin stated that he could move the southerly tree to the other side of the sign and move all the trees up to be within 15 feet of the pavement, therefore, Mr. Poulin withdrew the waiver request for Article 123-29.D.8.

**Adopted: September 11, 2003 – As Written
CONWAY PLANNING BOARD – AUGUST 28, 2003**

Ms. Duane read the waiver request for Article 123-30.A.3. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-30.A.3. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the Full Site Plan Review for Agnes Birch/Green Granite Limited Partnership until September 11, 2003. Motion unanimously carried.**

**GEORGE AND LISA FADDEN/ROGER AND GLORIA GAGNE – 3-LOT
SUBDIVISION (PID 254-116) FILE #S03-20**

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the 3-lot Subdivision Application for George and Lisa Fadden/ Roger and Gloria Gagne as complete. Motion unanimously carried.**

Ms. Duane read the waiver requests for Articles 131-24.O. and 131-26.A. & B.; 131-24.P.; 131-24.T.; 131-43.E.; and 131-67.A.(1). **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to grant the waiver requests for Articles 131-24.O. and 131-26.A. & B.; 131-24.P.; 131-24.T.; 131-43.E.; and 131-67.A.(1). Motion unanimously carried.**

Ms. Duane asked for public comment; Ron Hoyt reviewed the plans. Mr. Hoyt asked if the applicant would be able to put in more mobile homes. Mr. Irving stated that they would need to come back to this Board, but they do not have enough qualifying land for another unit on lots 2 and 3. Mr. Hoyt stated if the applicant wants any more then he would suggest a stockade fence between the properties in place of the barbed wire fence.

Roger Drew stated that the previous subdivision by this applicant was supposed to only have two units, but now there are four units. Mr. Drew asked about the number of units allowed with the amount of qualified soil. Ms. Duane stated that the qualified soil allows four units on this land. Mr. Drew asked what is the water source for each of these lots. Mr. Irving stated that there is a well for each lot indicated on the plan.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to conditionally approve the 3-Lot Subdivision for George and Lisa Fadden/Roger and Gloria Gagne conditionally upon obtaining Fire Chief Approval; Road name approved by the Conway Police Department; submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; this conditional approval will expire on November 13, 2003. Motion unanimously carried.

**Adopted: September 11, 2003 – As Written
CONWAY PLANNING BOARD – AUGUST 28, 2003**

VERIZON – FULL SITE PLAN REVIEW (PID 218-111) FILE #FR03-07

Linda Connell appeared before the Board. **Mr. Glynn made a motion, seconded by Ms. Tobin, to accept the Full Site Plan Application for Verizon as complete. Motion unanimously carried.**

Ms. Duane stated that she understood the reason for the fencing around the perimeter of the property, but could something more aesthetically pleasing be installed. Ms. Connell stated that the only new fencing is around the new mechanical equipment. Ms. Duane stated that the fence around the front and between the Movie Gallery. Steve Cohen c company representative, agreed.

Ms. Duane read the waiver requests for Articles 123-20.F., 131-67.C.8.B. & f.; 123-20.G.; 123-22.A.; 123-29.A.2. & A.3.; and 123-30.A.3. Mr. Irving asked the height of the mechanical equipment. James Pelsor of Bunker & Savage Architects answered 9.6 feet. Mr. Irving asked what is the height of the fence around the mechanical equipment. Mr. Pelsor answered 8 feet. Mr. Irving asked if the fence could be 9.6'. Mr. Pelsor answered in the affirmative. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, to grant the waiver requests for Articles 123-20.F., 131-67.C.8.B. & f.; 123-20.G.; 123-22.A.; 123-29.A.2. & A.3.; and 123-30.A.3. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Mr. Briggs, to conditionally approve the Full Site Plan for Verizon conditionally upon making changes to the plans per the Town Engineer; removing Article 123-27 from the plans under Waivers Granted; submitting a fencing detail for the north side of the property; submitting a fencing detail for the fence around the generating unit; a performance guarantee for all site improvements; submitting a Mylar; when the conditions have been met, the plans can be signed in-session; and this conditional approval, will expire on November 13, 2003. Motion unanimously carried.**

OTHER BUSINESS

Shawn Bergeron/North Conway Lumber (PID 219-204): Shawn Bergeron appeared before the Board. Mr. Bergeron stated that he is here to ask for some clarification. Mr. Bergeron stated on July 24, 2003 the Board voted that a 20x70 concrete pad with a deck above it and an 18x24 building would be allowed under a minor site plan review, however, the square footage would require a full site plan review. Mr. Bergeron asked if the Board was going to allow this proposal to go under a minor site plan review.

Mr. Irving stated that the fundamental difference between a minor and a full is a boundary survey. Mr. Irving suggested a full site plan review with a waiver for the boundary survey. Mr. Bergeron stated that we can put together a plan for a minor site plan review, but we cannot survey that property by next week. Mr. Bergeron stated that the Board would see this site in the future for a full site plan with a surveyed boundary. The Board agreed that they do not have a problem with a waiver for the boundary survey.

Adopted: September 11, 2003 – As Written
CONWAY PLANNING BOARD – AUGUST 28, 2003

Mr. Irving stated that we are looking at a full site plan review, but with a waiver for the surveyor requirement. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to allow a 20x70 concrete pad with a deck above it and the 18x24 building to be submitted as a full site plan review with a waiver request for the surveyor requirement.** Mr. Glynn stated that this is with the understanding that this site will be back for a full site plan review. **Motion unanimously carried.**

John Durocher/Great American Ski Renting Company (PID 218-58) File #MR99-06: Mr. Irving stated that the 1999 approval required greenspace and has not taken place to date. Mr. Irving stated that the owner was not present during the hearing and was represented by a tenant. Mr. Irving stated that it was discovered that the place proposed to have greenspace is where they put their snow and park their cars. Mr. Irving stated that he would suggest waiting until the next meeting so that he can tell you what he is planning to do in lieu of the greenspace.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the discussion regarding John Durocher/Great American Ski Renting Company until September 11, 2003. Motion unanimously carried.

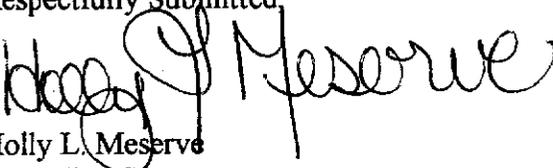
Lawrence Smolinsky/Car Wash – Extension of Conditional Approval (PID 277-287) File #FR02-08: Mr. Irving stated that the applicant has requested a 90-day extension, but he would recommend extending the conditional approval until June 24, 2004. **Mr. Glynn made a motion, seconded by Ms. Tobin, to extend the conditional approval for Lawrence Smolinsky/File #FR02-08 until June 24, 2004. Motion unanimously carried.**

Marie Odile Meunier-Bouchard – Lot Merger (PID 234-45 & 46): Mr. Drinkhall made a motion, seconded by Mr. Briggs, to approve the lot merger of PID 234-45 & 46 owned by Marie Odile Meunier-Bouchard. **Motion unanimously carried.**

Old Mill Estates – As-Built Plan Signing (PID 268-117.11, .12, .13, & .14/268-117.23, & .24/268-117.71 & .72) Mr. Drinkhall made a motion, seconded by Ms. Tobin, to sign the as-built plans for units A, B, C & D on lot 1, units c & D on lot 2 and units A & B on lot 7. **Motion unanimously carried.**

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,


Holly L. Meserve
Recording Secretary