

CONWAY PLANNING BOARD

MINUTES

OCTOBER 9, 2003

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CONWAY PLANNING BOARD

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OCTOBER 9, 2003

A meeting of the Conway Planning Board was held on Thursday, October 9, 2003, 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, Brian Glynn; Conrad Briggs; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Robinson made a motion, seconded by Mr. Drinkhall, to approve the Minutes of September 25, 2003 as written. 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 stated that the main issue at the August 28, 2003 meeting was the elevation of the canopy. Mr. Poulin stated that option 1 has a pitched roof, dormers, and shingles. Ms. Duane asked if the columns are enclosed. Mr. Poulin answered in the affirmative and stated that it is shrouded. Mr. Bilotta stated that it would look like wood. Ms. Duane asked if that could be changed. Mr. Bilotta stated that they could brick the columns.

Mr. Poulin reviewed option 2 and stated that it had a hip roof. Mr. Robinson asked if the canopy has been attached to the building. Mr. Bilotta answered in the negative and stated that it is too far. Mr. Glynn stated that he liked option 2. Mr. Drinkhall stated that he liked option 2. Mr. Briggs asked for Mr. Irving's opinion. Mr. Irving stated that both elevations meet the Town of Conway regulations, however, if asking for his personal preference he liked the hip roof as it matches the building. Mr. Robinson stated that he liked option 2.

Mr. Briggs stated in two weeks the Board has had two applications for gas stations and they are across from each other. Mr. Bilotta stated that he did just find that out, but competition is good. Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver request for Article 123-29.D.8. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to approve the waiver request for Article 123-29.D.8. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to continue the application of Agnes Birch/Green Granite Limited Partnership until October 23, 2003. Motion unanimously carried.**

TINA M. LOOSE/TERESA W. WEBSTER/ANGELA L. AND CATHERINE A. WEBSTER – 2-LOT SUBDIVISION (PID 210-1) File #S03-23

Bob Tafuto of Ammonoosuc Survey Company appeared before the Board. This application is to subdivide 55.73 acres into two lots of 53.83 and 1.90 acres on Green Hill Road. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of Tina M. Loose, Teresa W. Webster and Angela and Catherine A. Webster for a 2-lot subdivision review as complete. Motion unanimously carried.**

Mr. Irving stated that staff has no issues with the waiver requests. **Ms. Duane read the waiver requests for Articles 131-24. & 25; 131-24.N.; 131-24.O.; 131-26.A.(5); and 131-37.1.A. Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waivers for Articles 131-24. & 25; 131-24.N.; 131-24.O.; 131-26.A.(5); and 131-37.1.A. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to conditionally approve the 2-lot subdivision for Tina M. Loose et al conditionally upon obtaining the Fire Chief's approval; submitting a NHDOT Driveway Permit for Lot 1; submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on December 11, 2003. Motion unanimously carried.**

OME REALTY TRUST – SUBDIVISION REVIEW (PID 268-117.4, 117.5 & 117.7) FILE #S03-24

Mark Lucy of White Mountain Survey and Ed Poliquin, developer, appeared before the Board. This application is to change from two two-unit dwelling structures to one two-unit dwelling structure and two one-unit dwelling structures on PID 268-117.4 & 268-117.7 and to change from two two-unit dwelling structures to four one-unit dwelling structures on PID 268-117.5 on Adams Circle and Sands Circle in Center Conway. **Mr. Drinkhall made a motion, seconded by Mr. Robinson, to accept the application of OME Realty Trust for a Subdivision Review as complete. Motion unanimously carried.**

Ms. Duane read the waiver requests for Articles 131-24.O./131-26.A. and 131-66. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waivers for Articles 131-24.O./131-26.A. and 131-66. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to approve the Subdivision Plan for OME Realty Trust. Motion unanimously carried.** The plans were signed.

PLR REAL ESTATE DEVELOPMENT LLC – FULL SITE PLAN REVIEW (PID 246-21) FILE #FR03-11

Mark Lucy of White Mountain Survey and Roger Williams, Project Manager, appeared before the Board. This application is to construct a 16,900 square foot retail building and a 3,500 square foot convenience store with fuel pumps with appurtenant parking and service facilities at

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1500 White Mountain Highway, North Conway, NH (PID 246-21). Mr. Lucy submitted a copy of the NHDOT Driveway Permit application and a traffic study. **Mr. Glynn made a motion, seconded by Mr. Robinson, to accept the application of PLR Real Estate Development, LLC for a Full Site Plan Review as complete. Motion unanimously carried.**

Ms. Duane asked if the dumpster could be moved to the back of the building. Mr. Williams stated that he might be able to move it back. Mr. Lucy stated that they cannot make any firm decisions this evening, but they can come back with a few options. Mr. Glynn stated that the dumpster should be left where it is proposed. Mr. Briggs stated agreed with Mr. Glynn. Mr. Robinson stated that the first option seems difficult. Ms. Duane stated when you drive down Route 16 your going to see a dumpster. Mr. Drinkhall stated that the dumpster should be left where it is proposed. The Board agreed to leave the dumpster where it is proposed and add vegetation to the east side of it.

Ms. Duane stated that the canopy looks nice. Ms. Duane asked what it the column material for the canopy. Mr. Williams stated that they are probably steel. Ms. Duane asked the colors of the building. Mr. Williams stated it would be gray with gray shingles. Mr. Irving stated that the campground owner, the NHDOT and this applicant are in agreement to making a connecting drive, but there is another parting involved that would need to be consulted first.

Mr. Irving stated that the Board could authorize a connection to be made without the campground having to come in for a site plan so they can develop it in the future. Mr. Williams stated that they would like to make that connection. Ms. Duane asked for public comment; there was none.

Mr. Irving stated that staff has no issues with the requested waivers. Ms. Duane read the waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.c. & 123-29.A.4.; and 123-20.F./131-67.C.8.b. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver requests for Articles 123-20.C.; 123-20.F./131-67.C.8.c. & 123-29.A.4.; 123-20.F./131-67.C.8.b.; and 127-20.F./131-67.C.8.f. Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. Robinson, to conditionally approve the Full Site Plan for PLR Real Estate Development LLC conditionally upon submitting four copies of sheets D1 and D2; satisfy Town Engineer concern regarding maintenance access for drywells; add granted waivers to the plan; indicate compliance with window requirements on the plan for all elevations; indicate temporary outdoor display of goods on plan and the percentage of the area; adding trees on the east side of the dumpsters enclosure; obtain North Conway Fire Chief's approval; Obtain NCWP water and sewer approval; Obtain a NHDOT Driveway Permit; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on the second meeting in October 2004. Motion unanimously carried.

OTHER BUSINESS

North Conway Lumber (PID 219-204) – Conceptual Review/123-4.A.(5) File #NA03-12:
Shawn Bergeron appeared before the Board. Mr. Bergeron reviewed the proposed 6,000 square

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foot footprint, but 12,000 square feet with a second floor, for office space and a 30-seat restaurant. The Board and Mr. Bergeron discussed drainage and traffic islands.

The Board asked if the applicant was going to finish the siding on the existing building. Mr. Bergeron stated that the applicant would like to, but on August 28, 2003 the Board told the applicant that he could do any more then what was on the original building permit until the site came in for a site plan review.

Mr. Briggs made a motion, seconded by Mr. Glynn, that pursuant to Article 123-4.A.5. the Planning Board instructs the Planning Director to sign off on a building permit for North Conway Lumber to complete the exterior improvements of the existing office building, the utility building and to permit an overhang over the concrete slab on the existing building pursuant to Article 123-4.A.(5). Motion unanimously carried.

Harlco LTD Partnership/Willow Place – 123-4.A.(5). (PID 235-40) File #NA03-13: Vito Marcello and Nick Castel appeared before the Board. Mr. Irving stated that he received an application for a zoning permit to modify the existing Willow Place units in the front as well as the former Bear Crossing Restaurant to include a caretakers unit, a 200-seat restaurant and some retail. Mr. Irving stated with using the shared parking analysis all this could be approved under a small undertaking, however, the applicant would like to enclose approximately 400 feet of a covered walkway and two walk-in coolers, which is beyond the 100 square feet he can approve.

Mr. Irving suggested that the proposed changes be considered non-applicable as the proposal is insignificant to a 44,000 square foot building. Mr. Irving stated that the applicant does plan on coming back for a site plan in the near future.

Mr. Briggs made a motion, seconded by Mr. Drinkhall, that pursuant to Article 123-4.A.(5) the change-of-use to convert 9,900 square feet of retail space to restaurant with a total of 200 seats, enclosure of the subject walkway, two walk-in coolers and a caretaker's residence does not require a site plan review. Mr. Robinson asked if the proposed alterations would meet the standards. Mr. Irving stated that it would incorporate windows. **Motion unanimously carried.**

Gale Mosman – Plan Signing (PID 262-84) File #FR03-05: The plans were signed out-of-session.

New High School: Ms. Duane asked if the Planning Board would like to meet with school representatives at the October 23, 2003 meeting. The Board agreed that their role would be to see if the proposal is consistent with the master plan and the development standards.

Meeting adjourned at 9:06 p.m.

Respectfully Submitted,

Holly L. Meserve, Recording Secretary