

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 23, 2004

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CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, September 23, 2004, beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Conrad Briggs; Selectmen's Representative, Larry Martin; Secretary, Robert Drinkhall; Sheila Duane; Theodore Sares; Steven Porter; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Sares made a motion, seconded by Mr. Drinkhall, to approve the Minutes of September 9, 2004 as written. Motion unanimously carried.

LAMPLIGHTER MOBILE HOME ASSOCIATION – 5-LOT SUBDIVISION/LOT MERGER CONTINUED (PID 262-83) FILE #S04-13

Mr. Irving stated that the applicant has requested a continuance. **Ms. Duane made a motion, seconded by Mr. Drinkhall, to continue the application for Lamplighter Mobile Home Association until October 14, 2004. Motion unanimously carried.**

OTHER BUSINESS

Bellevue Properties, Inc./North Conway Grand Hotel (PID 235-98) – Conceptual Review:

Mark Lucy of White Mountain Survey Company appeared before the Board. Mr. Lucy stated the applicant is proposing to enclose the existing carport for additional lobby space; construct a new carport; construct a three story, 33- room addition to the east of the building; and construct a 31,550 square foot pool building with an adjacent 7,500 square foot patio to the east.

Mr. Lucy stated that NHDOT would require a driveway permit, even though the property fronts entirely on common court, as the room addition increases the use and potentially increases the traffic at the intersection of Route 16 and Settler's Green Drive. Mr. Lucy stated that NHDOT has already determined that an additional traffic study is not needed. Mr. Lucy stated he is not sure if NHDES would require a site-specific application

Mr. Briggs stated it appears a lot of parking area will be removed. Mr. Lucy stated the proposed project would take approximately two rows of parking. Mr. Briggs asked if the greenspace requirement is met. Mr. Lucy stated that at build out there would be 41% greenspace. Mr. Sares stated he would like to know if the pool would be opened to guests only or to the public. Mr. Lucy stated that he would inquire. Mr. Martin asked about the impact on the Town road portion. Mr. Irving stated that the Town Engineer would review this application.

Mr. Briggs stated that he would like to see something done with the entrance to Settler's green from the North-South road. Ms. Duane stated if it was to be aligned you might see a traffic light. Mr. Lucy stated that NHDOT didn't line them up for a reason it is a traffic calming technique. Ms. Duane stated the area should be widened to allow both left and right hand turns off the

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North-South Road. Mr. Sares stated there are different uses in that area and not just Settlers Green. Mr. Irving stated he would ask the Town Engineer to review the connections from North-South Road and Macmillan Lane and if there are any proposed improvements. Mr. Irving stated there are certain greenspace requirements, building height restrictions and restrictions on parking lot sizes in the Special Highway Corridor District, which would need to be appealed to the Zoning Board of Adjustment if the applicant needs relief from any of those standards. Mr. Sares asked where the headquarters was located. Mr. Lucy answered Newport, Rhode Island.

Evergreen on the Saco Development (PID 265-161.36, 161.37 & 161.38) – As-Built Plan Signing: Ms. Duane made a motion, seconded by Mr. Martin, to sign the as-built plans for units 6, 7 & 8 in the Evergreen on the Saco Development. Motion unanimously carried. The plans were signed.

Larry Smolinsky (formerly Paul and Loretta Matsubara) – Extension of Conditional Approval (PID 277-287) File #FR02-08: Ms. Duane made a motion, seconded by Mr. Sares, to extend the conditional approval for Larry Smolinsky (formerly Paul and Loretta Matsubara) until June 23, 2005. Motion unanimously carried.

§123-29.A. – Buffer Area & – §123-24.T. – Test Pit Depth – Proposed Amendments: Mr. Irving read the attached amendments. Ms. Duane made a motion, seconded by Mr. Sares, to post the proposed amendments to Article 123-29.A. & 123-24. T. to a public hearing on October 28, 2004. Motion unanimously carried.

§131-13 – Fees – Discussion: Mr. Irving stated that there is a significant burden on the taxpayers and increasing the fees would have the developer share more of that burden. Ms. Duane stated that she doesn't want to see the fees put an unfair burden on small businesses. Ms. Duane stated she would like to see an increase in a fair and equitable way that does not burden the small business owner. The board agreed to discuss this at a later date.

Board comments: Mr. Briggs stated that there are sites where the trees have died and nothing is done about it and the code enforcement officer should be a full-time employee. Mr. Irving stated that staff has been working very hard on this issue and taking enforcement action on not yet dead trees would be difficult. Mr. Irving stated that becoming more aggressive on such site plan concerns will require a comprehensive approach dealing with all sites and would require additional staff and resources. Ms. Duane stated that the comment should not be taken as a reflection of the work of existing town staff. Ms. Duane stated that this is not an opportunity to add to the payroll but add to the efficiency. Mr. Briggs stated he's not being critical of staff; he thinks staff needs more help.

Mr. Sares stated that the Northern Building Supply should be commended for a nice looking site. The Board agreed.

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

Holly L. Meserve
Recording Secretary

123-29.A. Buffer Areas. Every lot shall reserve a buffer area along and within its perimeter boundaries in accordance with the following:

1. The buffer area shall be defined as that area within the front, sideline, and back lot line setbacks as specified in ~~Section 147-17.A and B of the Conway Zoning Ordinance, and~~ 100 feet from the platted right of way of the North/South Road between the extension of the centerline of Barnes Road and the centerline of Depot Road, except as limited in Section "5" below, and setbacks from natural resource (such as from rivers or lakes) shall not apply;

131-24.T. A test pit ~~ten (10) feet deep~~ with a description of soil layers, depth to seasonal high water table, depth to observed water table, ~~identification~~ hardpan or ledge.

Your comments would be appreciated.

9/17/2004