

CONWAY PLANNING BOARD

MINUTES

JULY 13, 2006

A meeting of the Conway Planning Board was held on Thursday, July 13, 2006 beginning at 7:03 pm at the Conway Town Office in Center Conway, NH. Those present were: Chairman, Robert Drinkhall; Selectmen's Representative Larry Martin; Secretary, Steven Porter; Martha Tobin; Hud Kellogg; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Kellogg, to approve the Minutes of June 22, 2006 as written. Motion carried with Ms. Tobin and Mr. Martin abstaining from voting.

BELLEVUE PROPERTIES – FULL SITE PLAN REVIEW (PID 235-98) FILE #FR06-05

Jim Rines of White Mountain Survey Company appeared before the Board. This is an application to expand the existing lobby into existing porte cochere; add new porte cochere; construct a 10,260 square foot enclosed pool structure with adjacent 9,645 square foot exterior patio area with outdoor pool; and construct thirty-three new hotel suites in a 5,650 square foot 3-story addition (PID 235-98). This application was accepted as complete on June 22, 2006.

Mr. Rines stated that the applicant has added 38 more trees to the site plan for a total of 100 new trees proposed. Mr. Rines stated that the applicant would like to phase this project into three phases. Mr. Irving asked what would be the first phase. Mr. Rines answered he believes it is the pool. Mr. Irving stated he has no objection to the phasing as long as the landscaping is a component of the first phase. Mr. Rines stated that would not be a problem. Mr. Irving stated that he would not expect the landscaping in the vicinity of the 33-rooms to be apart of that phase. Mr. Irving stated that those trees should be a part of the room addition phase.

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver request for §123-20.C. **Mr. Porter made a motion, seconded by Ms. Tobin, to grant the waiver request for §123-20.C.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-20.F/131-67.C.8.f. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver request for §123-20.F/131-67.C.8.f.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

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Mr. Drinkhall read the alternative standard request for §123-21.A. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the alternative standard request for §123-21.A.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-22 & 123-22.D. **Mr. Porter made a motion, seconded by Ms. Tobin, to grant the waiver request for §123-22 & 123-22.D.** Mr. Irving stated in respect to the existing parking spaces, town staff has always required parking spaces to be indicated on the plan in order to confirm the parking regulations are met. Mr. Irving stated in this case, Town staff has reviewed this project three times. Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-29.A.2. & A.3. **Mr. Porter made a motion, seconded by Mr. Kellogg, to grant the waiver request for §123-29.A.2. & A.3.** Mr. Drinkhall asked for Board comment; Mr. Martin stated the items in the buffer exist and they the applicant has not added anything new to the buffer. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-29.A.4. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver request for §123-29.A.4.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-29.D.1. **Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver request for §123-29.D.1.** Mr. Drinkhall asked for Board comment; Mr. Martin asked if the requirement is met with the additional trees. Mr. Irving answered in the negative. Mr. Rines stated that the waiver request is for 319 trees, however, the regulation is met if just the new disturbed area is considered.

Mr. Porter stated that the large green area is designated for snow storage, but more trees could be added to that area to soften the impact of the parking areas from the new roundabouts. Mr. Porter stated that the applicant should not be required to plant all of the required trees, but there should be a happy medium. Mr. Kellogg stated that the hotel holds events in that large area and the applicant keeps it mowed and maintained. Mr. Kellogg stated if the applicant were required to plant trees in that area it would curtail that type of activity.

Mr. Martin stated he's not sure if the applicant if the applicant uses that area; they usually use the hot top for those types of activities. Mr. Kellogg asked Dot Seybold of Settler's Green, who was in the audience, where the hotel held most of their activities. Ms. Seybold answered she thinks mostly in the parking areas, however, she believes they use the grassy area for the meal tent.

Mr. Martin stated that he would like to see a few more trees in the field. After a brief discussion, the Board and the applicant agreed to 25 additional trees that is a mixture of coniferous and deciduous to be planted in the large grassed area adjacent to the North-

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South Road and Common Court connector. Mr. Drinkhall asked for public comment; Dot Seybold asked if there is irrigation in the large grassed area. Mr. Rines stated he is not sure. **Mr. Martin withdrew his motion and Mr. Porter withdrew his second.**

Mr. Martin made a motion, seconded by Mr. Porter, to grant the waiver request for §123-29.D.1 based on the landscaping proposed with 25 additional trees that are a mixture of coniferous and deciduous to be planted in the large grassed area adjacent to the North-South Road and Common Court connector. Motion unanimously carried.

Mr. Martin made a motion, seconded by Ms. Tobin, to grant a conditional approval for Bellevue Properties conditionally upon NHDES Site Specific Approval and indicating approval number on plan; Town Engineer Approval; clarify proposed phasing; 25 additional trees (to be a mix of coniferous and deciduous) to be located in the large grassed area adjacent to the North-South Road and Common Court connector; submit Mylar's; a performance guarantee for the first phase site improvements, which includes landscaping in the islands and along Common Court; when the conditions have been met, the plans can be signed out-of-session; this conditional approval will expire on October 12, 2006; and a subsequent condition that a performance guarantee for all site improvements for subsequent phases be submitted prior to the construction of each phase. Motion unanimously carried.

LEBACH REALTY TRUST – SUBDIVISION REVIEW (PID 272-52) FILE #S06-14

Bob Tafuto of Ammonoosuc Survey Company appeared before the Board. This is an application to subdivide 69.10 acres into 34-lots off Henderson Road. This application was accepted as complete on May 25, 2006.

Mr. Porter stated that he does not consider Henderson Road a dead end road since it is a platted right-of-way. Mr. Irving stated there is a platted right-of-way, but it is not passable year round and not up to a sufficient standard. Mr. Irving stated that the Town Engineer and himself consider this a dead end road by virtue of its condition.

Mr. Drinkhall read the waiver request for §131-24, 24A & 25B; §131-30.H; §131-30.I; and §131-67.C.5. **Mr. Porter made a motion, seconded by Ms. Tobin, to grant the waiver requests for §131-24, 24A & 25B; §131-30.H; §131-30.I; and §131-67.C.5.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Kellogg voting in the negative.**

Mr. Martin made a motion, seconded by Mr. Porter, to conditionally approve the Subdivision for Lebach Realty Trust conditionally upon submitting four complete revised plan sets (including existing feature plans) with original seals and signatures; Town Engineer Approval; payment of all fees; revising Waivers granted on sheet S2; a performance guarantee for all on-site and off-site improvements; submitting Mylar's; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on October 12, 2006. Motion unanimously carried.

**PUBLIC HEARING – RSA 674:54 - NORTH CONWAY WATER PRECINCT
(PID 235-5)**

The public hearing was opened at 8:02 pm. This is a public hearing to construct a 60' x 100' garage with 25' x 100' lean too at 104 Sawmill Lane. Mr. Drinkhall asked for Board comment; Mr. Porter asked if there are going to be a better set of plans submitted. Mr. Irving answered in the negative. Mr. Martin stated this is just a courtesy.

Mr. Drinkhall asked for public comment; there was no public in attendance. The public hearing was closed at 8:05 pm. **Mr. Martin made a motion, seconded by Mr. Porter, that the Planning Board takes no action on this project. Motion unanimously carried.**

**HAMLIN GREENE/THE DRUKER COMPANY, LTD/SCENIC RAILROAD
REALTY, LLC – CONCURRENT SITE PLAN AND SUBDIVISION (PID 246-23,
24 & 24.001) FILE #FR06-04 & S06-12**

This is an application to convey 4.945 acres from PID 246-23 to PID 246-24, create a right-of-way, amend the two-unit subdivision, demolish 49,962 square feet and construct a 68,874 square foot Stop & Shop Supermarket with associated parking and infrastructure at 1584 White Mountain Highway. This application was accepted as complete on May 11, 2006.

Mr. Irving stated that the applicant has requested a continuance. **Mr. Porter made a motion, seconded by Mr. Martin, to continue the Concurrent Site Plan and Subdivision Review for Hamlin Greene/The Druker Company, LTD/Scenic Railroad Realty, LLC until August 10, 2006. Motion unanimously carried.**

**ELIAS BURR NYBERG – 2-LOT SUBDIVISION REVIEW (PID 291-3) FILE
#S06-08**

This is an application to subdivide 5.05 acres into two lots on Eaton Road. This application was accepted as complete on March 9, 2006. Mr. Irving stated that the applicant has requested a continuance. **Mr. Porter made a motion, seconded by Mr. Martin, to continue the 2-lot Subdivision Review for Elias Burr Nyberg until August 10, 2006. Motion unanimously carried.**

**THE KENNETT COMPANY – SUBDIVISION REVIEW (PID 279-2 & 291-30 &
34) – FILE #S06-13**

This is an application to subdivide 735 ± acres into 22 single family lots with associated right-of-way and common open space, one PUD lot with seven units and the remainder being phase II undeveloped land for a total of 24 lots on Dollof Hill Road, Modock Hill Road and Allard Hill Road, Conway. This application was accepted as complete on May 11, 2006.

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Mr. Irving stated that the applicant has requested a continuance. **Mr. Marin made a motion, seconded by Mr. Porter, to continue the Subdivision Review for the Kennett Company until August 10, 2006. Motion unanimously carried.**

OTHER BUSINESS

The Memorial Hospital (PID 215-61) – Extension of Conditional Approval (FR06-03): Ms. Tobin made a motion, seconded by Mr. Porter, to extend the conditional approval for the Memorial Hospital until September 14, 2006. Motion unanimously carried.

Green Hill Estates – As Built Plan Signing (PID 225-16.001 & 16.002 and 25.001 & 25.002): Mr. Porter made a motion, seconded by Mr. Martin, to sign the as-built plans for Green Hill Estates. Motion unanimously carried. The plans were signed.

Meeting adjourned at 8:10 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant