

**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 13, 2010**

**PAGES**

- |   |  |
|---|--|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none"><li>• April 22, 2010</li></ul>  |
| 1 | Lydia T. Lucy Revocable Trust – 2-Lot Subdivision (PID 282-22) File #S10-05 <ul style="list-style-type: none"><li>• Continued until June 24, 2010</li></ul>  |
| 1 | Booth Creek Ski Holdings Inc/Mount Cranmore Ski Resort Inc - Full Site Plan Review (PID 214-84 & 219-105) File #FR10-04 <ul style="list-style-type: none"><li>• Continued until June 10, 2010</li></ul>  |
| 3 | Other Business <ul style="list-style-type: none"><li>• Paul Brown/Swift River Valley – Fire Pond Easement (PID 263-1.16)</li><li>• North Country Council/Development with Regional Impact</li><li>• Workshop</li><li>• Committee Reports</li></ul> |

CONWAY PLANNING BOARD

MINUTES

MAY 13, 2010

A meeting of the Conway Planning Board was held on Thursday, May 13, 2010 beginning at 7:03 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Robert Drinkhall; Vice Chair, Martha Tobin; Secretary, Patricia Sell; Ted Sares; Steven Hartmann; Scott Lees; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Sares made a motion, seconded by Ms. Sell, to approve the Minutes of April 22, 2010 as written. Motion carried with Mr. Lees abstaining from voting.**

**LYDIA T. LUCY REVOCABLE TRUST – 2-LOT SUBDIVISION (PID 282-22) FILE #S10-05)**

Mr. Porter joined the meeting at this time. Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 15.57 acres into two lots. Ms. Smith stated that the wetlands are being delineated. **Ms. Sell made a motion, seconded by Mr. Drinkhall, to accept the application of Lydia T. Lucy Revocable Trust for a Subdivision Review as sufficiently complete. Motion unanimously carried.**

Mr. Irving stated that subsequent to the review by staff, the applicant has shown wetlands on the plan and they need to be delineated by a Wetland Scientist. Mr. Sares asked if any wetlands are being impacted. Mr. Irving stated that there is a driveway that goes through the wetland, but they are proposing no changes at this time to that driveway. Ms. Smith stated if they wanted to improve the driveway Town and State permits would be required.

**Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the Subdivision Review for Lydia T. Lucy Revocable Trust until June 24, 2010 with new information to be submitted by end of business June 11, 2010. Motion unanimously carried.**

**BOOTH CREEK SKI HOLDINGS INC/MOUNT CRANMORE SKI RESORT INC – FULL SITE PLAN REVIEW (PID 214-84 & 219-105) FILE #FR10-04**

Josh McAllister of H.E. Bergeron Engineers and Ben Wilcox, General Manager, appeared before the Board. This is an application to construct a 3,700 lf mountain coaster and a 162-foot wide by 650-foot long tubing park with associated buildings and walkways, construct two trails, relocate the existing south chair lift and construct a new chair lift.

**Mr. Drinkhall made a motion, seconded by Ms. Sell, to accept the application of Booth Creek Ski Holdings Inc/Mount Cranmore Ski Resort Inc for a Full Site Plan Review as sufficiently complete. Motion unanimously carried.**

Mr. Sares stated this is not just about moving around existing parts, but adding new parts to add revenue, which is a good thing. Mr. Sares stated since this is going over the existing tennis courts,

**Adopted: May 27, 2010 – As Written  
CONWAY PLANNING BOARD – MAY 13, 2010**

what about the parking for the health club. Mr. Wilcox stated the parking will not be affected. Mr. Sares asked where the patrons for the tubing park will park. Mr. Wilcox stated that the health club is not busy on the weekends while the tubing park is busy on weekends. Mr. Sares asked if the mountain coaster is set up anywhere other than a ski area. Mr. Wilcox answered in the negative.

Ms. Sell asked if the drainage issues are being addressed. Mr. Wilcox answered in the affirmative. Ms. Sell asked for the ITE Parking Standard to be explained. Mr. Irving stated that the Institute of Transportation Engineers has a parking generation manual where they provide estimates for specific uses. Mr. Irving stated that the applicant is proposing to use the ITE Parking Standard as a substitution for the Town's parking standards.

Mr. Lees asked if the patrons of the mountain coaster keep their ski boots on or do they come there to specifically use the mountain coaster. Mr. Wilcox stated that they could leave their boots on, but typically they don't; not anticipating skiers using it. Mr. Lees stated then they specifically go for the mountain coaster. Mr. Wilcox stated there is a crossover. Mr. Lees asked if you anticipate the parking lots fuller with the two new additions. Mr. Wilcox stated they currently use 83% of the parking and it would increase, but we feel there is sufficient parking with the additions.

Mr. Sares stated with the number of items added over the years and now what is being proposed, he believes there will be a parking problem. Mr. Porter asked how this is going to impact the neighboring communities/neighbors with the new construction. Mr. Porter stated he thinks we need to be proactive. Mr. Wilcox stated that this is not going into or beyond the area of the service road. Mr. Wilcox stated that he will take this into account.

Mr. Porter asked for public comment; Peter Edwards of the North Conway Village Association stated that this is an application that desires for the better of the community. Mr. Edwards stated that this is an expansion of outdoor recreation. Mr. Edwards stated that this is an exemplary company that provides great resources to the Valley. Mr. Edwards stated that this is a great asset to us and this is a wonderful corporation for community service. Mr. Edwards stated that the Board should look at this application with these tangibles and be as flexible as possible.

Wayne Derouin of 85 Cranmore Road stated that he is an abutter as well as a business owner in Town. Mr. Derouin stated it is nice to see new thing that brings increase revenue to the Valley, but as an abutter he is concerned with the fact of noise. Mr. Derouin stated there has been no mention of the hours of operation. Mr. Derouin stated that he listens to their music all winter long, but now this will be open during the summer and asked if it will have the same volume of music. Mr. Derouin stated as an abutter noise is an issue.

Mr. Derouin stated that he can hear the music in his house with the windows closed, so he is concerned with the noise when his windows are open. Mr. Wilcox stated that the dark side is higher up where this is more down along the base, but he has made a note of this and would like to meet with Mr. Derouin and address it.

Mr. Sares stated that Mr. Edwards makes a good point and we should approach this from the perspective of the Master Plan. Mr. Sares stated that this is a combination of recreation and commercial that fits into the Master Plan.

Mr. Porter stated this is good for commercial growth, but we don't need another scenario with a noise issue. Mr. Porter stated we need to look into the future and being accommodating to our neighbors.

**Adopted: May 27, 2010 – As Written**  
**CONWAY PLANNING BOARD – MAY 13, 2010**

Mr. Porter stated that this is a unique situation being in a residential area. Mr. Porter stated that the Board needs to look at the application and make it work both ways; make this work in a harmonious way.

**Ms. Sell made a motion, seconded by Mr. Drinkhall, to continue the Full Site Plan Review for Booth Creek Holdings Inc/Mount Cranmore Ski Resort Inc until June 10, 2010 with new information no later than close of business by May 28, 2010. Motion unanimously carried.**

**OTHER BUSINESS**

**Paul Brown/Swift River Valley – Fire Pond Easement (PID 263-1.16)**: Mr. Irving stated that the Town has been offered an easement for a fire pond and any interest in land the Board of Selectmen must seek comment from the Conservation Commission and the Planning Board. Ms. Sell asked what a fire pond is. Mr. Irving stated it is a reservoir of water used for fighting fires. Mr. Hartmann asked if the Town will incur any financial obligation. Mr. Irving answered in the negative. Mr. Lees asked what the property owner gains. Mr. Irving stated that it provides fire protection for lots that he is selling.

**Mr. Sares made a motion, seconded by Ms. Sell, to recommend to the Board of Selectmen to accept the fire pond. Motion unanimously carried.**

**North Country Council/Development with Regional Impact**: Mr. Irving stated that he attended a meeting at the North Country Council to address the RSA that governs developments with potential regional impact. Mr. Irving stated that they are trying to take a vague state law to a long and convoluted law.

**Workshop**: The Board agreed to a workshop of May 27, 2010. Mr. Irving asked the Board to email him items they wish to address.

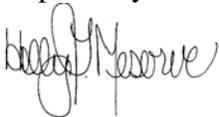
**Committee Reports**: Mr. Drinkhall stated there will be a public meeting on June 3 at 3:00 at the Conway Town Office in regard to updating floodplain mapping. Mr. Drinkhall stated the Lighting Committee will be meeting May 18<sup>th</sup> at 4:00 at the Town Hall to go over recommendations for the Board of Selectmen. Mr. Irving stated that David Sordi was the representative to the Lighting Committee and he is now an alternate. Mr. Irving asked if they would like Mr. Sordi to remain the representative.

**Ms. Sell made a motion, seconded by Ms. Tobin, for David Sordi to be the Planning Board representative to the Lighting Committee. Motion carried with Mr. Sares voting in the negative.**

Mr. Drinkhall gave an update on the garage.

Meeting Adjourned at 8:10 pm.

Respectfully Submitted,



Holly L. Meserve, Planning Assistant