

**CONWAY PLANNING BOARD**

**MINUTES**

**OCTOBER 27, 2011**

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**CONWAY PLANNING BOARD**

**MINUTES**

**OCTOBER 27, 2011**

A meeting of the Conway Planning Board was held on Thursday, October 27, 2011 beginning at 7:09 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Chair, Martha Tobin; Secretary, Patricia Sell; Steven Hartmann; Scott Lees; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Ms. Tobin made a motion, seconded by Ms. Sell, to approve the Minutes of October 13, 2011 as written. Motion carried with Mr. Porter abstaining from voting.**

**JAMES AND LINDA DIGIANDOMENICO – 3-LOT SUBDIVISION (PID 262-64) FILE #S11-06**

Diane Smith appeared before the Board. This is an application to subdivide 25.75 acres into three-lots at 610 White Mountain Highway, Conway. **Ms. Sell made a motion, seconded by Ms. Tobin, to accept the application of James and Linda Digiandomenico for Subdivision Review as complete. Motion unanimously carried.**

Mr. Porter asked for Board comment; Mr. Hartmann asked if the Town has any issues. Mr. Irving answered in the negative, but would like to know if the applicant is comfortable that the Shoreland Permit will not require any changes to the plan. Ms. Smith stated that she does not believe it will affect the plan. Ms. Smith stated that it is a small enough impact and certain that it will be approved. Mr. Irving stated the applicant will have to reapply if you have to move items around.

Mr. Porter read the waiver request for §131-31.E. Mr. Porter asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Ms. Sell, to grant the waiver request for §131-31.E. Motion unanimously carried.**

**Ms. Tobin made a motion, seconded by Mr. Lees, to conditionally approve the 3-lot subdivision for James and Linda Digiandomenico conditionally upon Town Engineer approval; Conway Village Fire Chief approval; Conway Village Fire District water and sewer approval; a NHDOT driveway permit for PID 262-64.1; a NHDOT driveway permit for PID 262-64.2, 64.3 and 64.01; a NHDES Comprehensive Shoreline Protection approval; a copy of a recorded access easement for PID 262-64.01 and book and page to be indicated on plan; a copy of a recorded driveway easement for PID 262-64.2 and book and page to be indicated on plan; a copy of a recorded utility easement on PID 262-64.2 and book and page to be indicated on plan; a Mylar; 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 January 26, 2012. Motion unanimously carried.**

**OTHER BUSINESS**

**Wilmark II LLC/Crest Auto World (PID 245-2) - §123-4.A.5 (File #NA11-13):** Josh McAllister of H.E. Bergeron Engineers and Bob Weiss of Crest Auto World appeared before the Board. This is an application to construct a 34' x 30'6" covered parking area over existing paved parking spaces; to construct a 7' x 7' entry on the front of the building with façade; and the addition of an archway façade and exterior finish to the existing building at 802 Eastman Road, Conway.

Mr. McAllister stated that Crest is being asked by Chevrolet for upgrades. Mr. Weiss stated that they are trying to create an image of what they would like their buildings to look like and they have given us their recommendations. Mr. McAllister stated there are a lot of internal changes as well as some exterior changes. Mr. McAllister stated the proposed material is a composite aluminum and does not meet §123-30; the Architectural standards. Mr. McAllister stated that the material makes up about 24% of the building, but it is not contiguous as it is broken up by windows and painted areas.

Mr. Irving asked if General Motors looked at the Town's architectural regulations. Mr. McAllister stated he does not believe they did. Mr. McAllister stated that what are proposed are their standards and they do not change unless the dealership has exhausted all avenues with the Town. Mr. Hartmann asked if the changes are proposed to only one building. Mr. Weiss stated the proposed changes are to the middle building and not the Chrysler or the Rhino building. Mr. Irving stated that he could not approve this because they do not meet the architectural standards.

Mr. Hartmann asked if there would be any changes to the lighting. Mr. McAllister answered in the negative. Ms. Sell asked if the applicant would consider other types of materials, such as stone, brick or materials that simulate those materials. Mr. McAllister stated that Chevrolet goes after these materials first. Mr. Weiss stated that they are telling us what we need to do. Mr. McAllister stated for Crest to consider alternatives they have to jump through the necessary hoops to show it is not a possibility.

Mr. Irving asked if the Board is comfortable with General Motors dictating the architectural design in the Town of Conway; but also what are the ramifications as a business owner. Mr. Porter stated not necessarily against but we have made other businesses meet the architectural standards and if we approve, we would be opening up a can of worms. Ms. Tobin stated she does not like it; likes the look and the idea of sprucing it up, but not the materials. Ms. Sell agreed and stated that it does not meet the regulations.

**Ms. Tobin made a motion, seconded by Mr. Lees, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of a 34' x 30'6" covered parking area over existing paved parking spaces; the construction of a 7' x 7' entry on the front of the building with façade; and the addition of an archway façade and exterior finish to the existing building is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion defeated with Mr. Lees voting in the affirmative and Ms. Tobin, Ms. Sell, Mr. Hartmann and Mr. Porter voting in the negative.**

**Adopted: November 17, 2011 – As Written  
CONWAY PLANNING BOARD – OCTOBER 27, 2011**

Mr. McAllister asked if the Board would give him some feedback if they would grant a waiver for the Architectural Standards. Mr. Irving stated that this is not a formal waiver request and only an opinion on what has been given to the Board today and it would not be an official opinion. The Board agreed.

Mr. Lees stated that he is not sure how you would do this in natural stone. Mr. Lees stated that the proposed modifications would spruce up the Redstone area. Mr. Lees stated that he was not on the Board when Home Depot, Lowe's and Wal-Mart were before the Board. Mr. Hartmann stated that he would hate to say no to the whole project, but would like to see maybe the blue areas done in clapboard; stay with the GM colors, but also stay within the spirit of the ordinance.

Mr. Lees asked if this would hurt your criteria for a dealership. Mr. Weiss stated that it could. Mr. Porter stated that we have held a lot of applicant's feet to the fire and cannot throw them out for one applicant. Ms. Tobin stated she saw recent upgrades on a GM building and they used what looked like a textured concrete brick. Ms. Sell stated she would not grant a waiver because it would not comply with the ordinance. Mr. Porter stated that he would not endorse the waiver without everything being exhausted.

**PROPOSED ZONING AMENDMENT DISCUSSION**

**A-frames (one per 150 feet): Ms. Sell made a motion, seconded by Ms. Tobin, to not consider the A frame amendment any further.** Ms. Sell stated that she does not want this to be a Board article and it should be done as a petition article. **Motion carried with Mr. Lees voting in the negative.**

**OTHER BUSINESS CONTINUED**

**Committee Reports:** There were none.

Meeting adjourned at 8:00 pm.

Respectfully Submitted,



Holly L. Meserve  
Planning Assistant