

CONWAY PLANNING BOARD

MINUTES

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CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 27, 2012

A meeting of the Conway Planning Board was held on Thursday, September 27, 2012 beginning at 7:05 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Vice Chair, Martha Tobin; Kevin Flanagan; Eric Porter; Alternate, Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Porter appointed Mr. Shakir as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Flanagan made a motion, seconded by Mr. Porter, to approve the Minutes of September 13, 2012 as written. Motion carried with Ms. Tobin and Mr. Shakir abstaining from voting.

FANDANGLE'S LTD – FULL SITE PLAN REVIEW CONTINUED (PID 246-42) FILE #FR12-08

Steve Long of Opechee Construction appeared before the Board. This is an application to construct a 3-story, 77 unit hotel and a 5,060 square foot, 133-seat restaurant. The application was accepted as complete on July 26, 2012.

Mr. Long stated that he has submitted two photo renderings, not three as requested, of the proposed site. Mr. Porter asked for Board comment; Mr. Flanagan stated that the renderings are good. Mr. Porter asked for public comment; Ed Wagner stated that it seems to him that whatever we ask them to do they are always asking for waivers; we asked for three photos. Mr. Wagner stated we wanted three different views that we are not getting. Mr. Wagner stated it has been pretty much assumed from what they have said and what we have heard around this building is that this is going to be a Fairfield, Marriot chain, but Marriott has sent them a cease and desist letter as they have never talked to the Marriott.

Mr. Wagner stated if they are the one they would probably want to know they are the one and if they are not the one then what are they going to be putting in, Motel 6. Mr. Wagner asked if that is what we really want. Mr. Wagner stated once the building goes up there is no taking it down and we should know what it going to be there and what it is going to look like.

Mr. Shakir stated that it has already been established the level of service the hotel is going to provide; it is going to be mid to upper mid-level, but what is the difference what the chain is. Mr. Shakir stated that the name of the chain is irrelevant anyway. Mr. Wagner stated the Town would like to remain somewhat of a classy town, not that this is not classy, but at least we should

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know. Mr. Wagner stated if they represented that it is a Marriott and it cannot be a Marriott, we should know. Mr. Wagner stated that he is not sure why we say what we need and then we don't get what we ask for; don't understand that theory.

Mr. Wagner stated we don't have enough people in Town to work in the restaurant or the hotel. Mr. Wagner stated if we want to maintain that small town look we don't need hotel, after hotel, restaurant, after restaurant. Mr. Wagner stated that it does not seem beneficial to the Town at this point; if we ask for something we ought to be able to get it. Mr. Porter closed public comment at 7:16 pm.

Mr. Porter made a motion, seconded by Mr. Flanagan, to conditionally approve the Full Site Plan Review for Fandangle's LTD conditionally upon addressing the pending items in the July 17, 2012 Planning Staff Report; revising plan to show connections to adjacent properties that are to be constructed to the property line as part of this approval; amending waivers granted note as necessary; payment of Supplemental Review Fees; Town Engineer Approval; NHDES Alteration of Terrain Approval and indicate approval number on plan; NHDOT Driveway Permit and indicate approval number on plan; North Conway Fire Chief Approval; North Conway Water Precinct Water and Sewer approval; a performance guarantee for all on and off site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 24, 2013. Motion carried with Ms. Tobin voting in the negative.

WALMART REAL ESTATE BUSINESS TRUST (CARROLL COUNTY LEASING AND STATE OF NH) FULL SITE PLAN REVIEW CONTINUED (PID 246-62, 246-61 & 235-55) – FILE #FR12-06

John Sokul, Jr of Hinckley, Allen and Snyder and Jeffrey Dirk of Vanasse & Associates appeared before the Board. This is an application to construct a 52,994 square foot retail expansion to the existing Wal-Mart. This hearing was continued from June 28, 2012; July 26, 2012; and September 13, 2012.

Mr. Sokul stated that the Town Engineer has received outside approval of the off-site improvements with one small change. Mr. Dirk presented a plan dated 9/21/12 to the Board. Mr. Dirk stated the modification is with the intersection coming into the site by Hemlock Lane; there is a refinement of the internal workings as to not send all of the traffic to the front of the store. Mr. Dirk stated that it can now feed into the parking lot and feed from the back or the front. Mr. Dirk stated that it is a better dispersal. Mr. Dirk recommended giving a presentation to the Board of Selectmen before the Planning Board further acts on the application.

Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; Charlene Barber stated she does not agree with the second rotary especially so close to the other one; you should be able to use the existing rotary and not interrupt the existing traffic pattern that everyone knows. Mr. Porter closed public comment at 7:24 pm.

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Mr. Sokul stated if this Board is generally okay with the proposed offsite improvements then the engineers are going to redesign the site. Mr. Irving stated that the offsite improvements are under the purview of the Board of Selectmen and will be preparing a model to simulate how these intersections will coexist; the road infrastructure is not your domain. Mr. Irving stated if the Town Engineer is proposing the changes then they should revise the plans accordingly.

Mr. Sokul asked if there are any fundamental concerns with what is being proposed. Mr. Porter stated we have to have answers from the Board of Selectmen and the State of New Hampshire. Mr. Shakir asked if you move that rotary just south and east wouldn't the whole traffic operation be a little more efficient and then may not need the southern spur or the northern geometry north and east. Mr. Shakir stated that it seems like it would be simplified. Mr. Shakir asked if they had considered that. Dirk answered in the affirmative and stated that the curves are designed at the minimum; the curves were too tight so it was shifted as far south as possible and still stay within the design minimums.

Ms. Tobin made a motion, seconded by Mr. Flanagan, to continue the Full Site Plan for Wal-Mart until November 8, 2012 with the new information to be submitted by October 12, 2012. Motion unanimously carried.

OTHER BUSINESS

Mount Washington Valley Economic Council (PID 262-86.23) – Request for extension of Conditional approval (File #FR12-04): Mr. Irving advised the Board that the applicant has withdrawn the request and there is nothing for the Board to address.

William Greene (PID 260-13) - §123-4.A.5 (File #NA12-11): Carl Drew appeared before the Board. This is an application to construct a 750 square foot car port with garage underneath to be accessory to the residential. Mr. Irving stated that this is a commercial site as well as his residence and he would like to construct a carport for the residential use with a two-car garage underneath. Mr. Irving stated that this will not be used for commercial. Mr. Drew agreed.

Ms. Tobin made a motion, seconded by Mr. Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5, regarding applicability, that the construction of a 750 square foot (25' x 30') carport with a garage underneath as accessory to the residential use 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 unanimously carried.

Theresa Kennett/MWV Housing Coalition – Housing Matters resource booklet presentation: Theresa Kennett appeared before the Board and reviewed the resource booklet.

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Zoning Amendments: Mr. Irving stated he has some housekeeping items, but if there are not a number of petition articles then he will not propose them this year. Mr. Irving stated that he does not see any substantive changes to the zoning ordinance.

Committee Reports: There was none.

Meeting adjourned at 7:56 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive style with a large initial "H" and "M".

Holly L. Meserve
Recording Secretary