

CONWAY PLANNING BOARD

MINUTES

DECEMBER 13, 2012

PAGES

- | | |
|---|---|
| 1 | Appointment of Alternate Member |
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• November 8, 2012 – Adopted as written |
| 1 | Walmart Real Estate Business Trust (Carroll County Leasing and State of NH) (PID 246-62, 246-61 & 235-55) – Full Site Plan Review Continued (File #FR12-06) <ul style="list-style-type: none">• January 24, 2013 |
| 1 | Other Business <ul style="list-style-type: none">• Bellevue Properties/North Conway Grand (PID 235-98) - §123-4.A.5 (#NA12-14) – Continued until January 24, 2013• Nathaniel Sullivan – Lot Merger (233-9 & 10)• Set public hearing for proposed and petitioned zoning amendments• Committee Reports |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, December 13, 2012 beginning at 7:03 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Mary Seavey; Vice Chair, Martha Tobin; Steven Hartmann; Kevin Flanagan; Eric Porter; Alternate, Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBERS

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

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Tobin made a motion, seconded by Mr. Flanagan, to approve the Minutes of November 8, 2012 as written. Motion carried with Mr. Shakir abstaining from voting.

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

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; September 13, 2012; September 27, 2012; and November 8, 2012.

Mr. Flanagan made a motion, seconded by Ms. Tobin, to continue the Full Site Plan Review for Wal-Mart Real Estate Business Trust until January 24, 2013 with new information to be submitted by December 31, 2012. Motion unanimously carried.

OTHER BUSINESS

Bellevue Properties/North Conway Grand (PID 235-98) - §123-4.A.5 (#NA12-14): Susan Lautenschlager, Hotel Manager, appeared before the Board. This is a request to allow changes to the existing lighting fixtures. Ms. Lautenschlager stated this change would be energy and environmentally efficient. Mr. Irving stated the primary issue is that these lights are not dark skied compliant and they shine upward rather than downward.

Mr. Porter asked if these changes would make the lighting more non-conforming. Mr. Irving answered in the negative and stated that this change would not bring them into conformity. Mr. Shakir asked if the existing lighting shines upward. Ms. Lautenschlager answered in the affirmative. Mr. Shakir asked if the change would create more light. Ms. Lautenschlager stated the change would be a softer light and a narrower beam.

**Adopted: January 24, 2013 – As Written
CONWAY PLANNING BOARD – DECEMBER 13, 2012**

Mr. Hartmann asked if this is just changing the light bulbs. Mr. Irving answered in the negative and stated that they are changing the light fixtures. Mr. Hartmann asked if they considered down lighting. Ms. Lautenschlager stated down lighting would cause too much light shining into the rooms; this will be a softer light. Mr. Flanagan asked if there is a way to determine what the lumens will be. Mr. Shakir stated he would imagine the light output would be on the new fixture as well as on the existing fixtures; if that is correct it is relatively easy to find out. Mr. Hartmann stated he would like more information.

Ms. Tobin made a motion, seconded by Ms. Seavey, to continue the discussion for Bellevue Properties/North Conway Grand Hotel until January 24, 2013. Ms. Lautenschlager asked if they were looking for numbers. Mr. Hartmann stated that he needs “softer” defined. Mr. Hartmann stated he would rather see dark sky compliance, but if it is softer he wants to know there is going to be less output.

Ms. Tobin stated that she would like to see something on why they cannot make it down lighting. Ms. Lautenschlager stated they would likely leave the 37 lights as they are; they were trying to be energy efficient. Mr. Shakir stated that the most important is the light output. Mr. Flanagan asked if it would be less lumen, can the Board approve it that way so Mr. Irving could approve. Mr. Irving stated if it is the concern of the Board that the lumens are equal or less then he can make that determination. Mr. Hartmann stated he would like to see the reason for up lighting.

Mr. Shaker made a motion to make it an administrative decision based on the light output [there was not a second]. Ms. Seavey did not withdraw her second and Ms. Tobin did not withdraw her motion, therefore, **the Board voted on the continuation motion which carried with Mr. Steve Porter, Mr. Hartmann, Ms. Tobin and Mr. Eric Porter voting in the affirmative and Ms. Seavey, Mr. Flanagan and Mr. Shakir voting in the negative.**

Nathaniel Sullivan – Lot Merger (PID 233-9 & 10): This was withdrawn by the applicant.

Set public hearing for proposed and petitioned zoning amendments: Ms. Tobin made a motion, seconded by Mr. Flanagan, to hold a public hearing on proposed and petitioned zoning articles on January 24, 2013. Motion unanimously carried.

Committee Reports: There was none.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,



Holly L. Meserve, Recording Secretary