

CONWAY PLANNING BOARD

MINUTES

MARCH 13, 2014

PAGES

- | | |
|---|---|
| 1 | CMR Properties LLC – Concurrent Site Plan and Subdivision Review (PID 214-84) File #FR14-02 & S14-04 <ul style="list-style-type: none">• Conditionally Approved |
| 3 | Other Business <ul style="list-style-type: none">• Committee Reports<ul style="list-style-type: none">○ Sign Advisory Committee |

CONWAY PLANNING BOARD

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MARCH 13, 2014

A meeting of the Conway Planning Board was held on Thursday, March 13, 2014 beginning at 7:09 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Carl Thibodeau; Vice Chair, Steven Hartmann; Ray Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

CMR PROPERTIES LLC – CONCURRENT FULL SITE PLAN AND SUBDIVISION REVIEW (PID 214-84) FILE #FR14-02 & S14-04

Josh McAllister of HEB Engineers; Brian Fairbank, owner of Cranmore Mountain Resort; Ben Wilcox, General Manager of Cranmore Mountain Resort; and Ken Cargill of Cooper Cargill Chant appeared before the Board. This is an application to subdivide 824.3 acres into two lots; create a 37-unit subdivision and construct a 37-unit residential building with associated infrastructure.

Mr. Irving stated under the highlight issues he is recommending that the changes to lot 2 is not subject to site plan review pursuant to §123-4.A.5. The Board agreed. **Mr. Porter made a motion, seconded by Mr. Hartmann, to accept the application of CMR Properties LLC for a Concurrent Full Site Plan and Subdivision Review as complete. Motion unanimously carried.**

Ken Cargill stated they were going to do an overall phased plan, however, the New Hampshire Condominium Statute states that any building shown on an overall plan must be fully built within five years; the owner's did not want to be trapped into that time frame. Mr. Cargill stated this is why they are proposing a single lot with 37-units; future projects will come depending on demand.

Mr. McAllister reviewed the site plan. Mr. Porter asked for Board comment; Mr. Shakir asked where are the owners of the units were going to park. Mr. McAllister stated there is a gated parking area and they are adding an additional 70 parking spaces.

Mr. Irving stated the Fire Chief is concerned with access to either side of the building for emergency personnel and apparatus; there will be an amendment to the plan to accomplish this. Mr. Thibodeau asked if the Fire Chief wants the area to be plowed. Mr. McAllister answered in the affirmative and stated that Chief Preece has indicated that 12-foot wide grassy areas to be plowed are acceptable. Mr. Irving reviewed the changes with the Board and asked if this was acceptable to the owner. Mr. Fairbanks answered in the affirmative. Mr. Irving stated that a note will need to be added to the plan that these emergency accesses shall be maintained and accessible at all times. Mr. Fairbanks agreed to the note.

**Adopted: March 27, 2014 – As Written
CONWAY PLANNING BOARD – FEBRUARY 27, 2014**

Mr. Irving stated since the Board agreed that lot 2 did not need site plan review, the waiver requests for §123-6.A/§131-24.N; §123-6.B; §123-20.C; and §123-26 for lot 2 are not necessary.

Mr. Irving read a waiver request for §123-6.A. **Mr. Thibodeau made a motion, seconded by Mr. Porter, to grant the waiver request for §123-6.A.** Mr. Porter asked for Board comment; Mr. Irving stated that this waiver was necessary for lot 1, but not lot 2. **Motion unanimously carried.**

Mr. Porter read a waiver request for §123-29/§131-37.1.A. Mr. Irving stated that this waiver request should include allowing paved concrete surface that encroaches into the buffer as well. **Mr. Thibodeau made a motion, seconded by Mr. Shakir, to grant the waiver request as presented and amended for §123-29/§131-37.1.A.** Mr. Porter asked for Board comment; there was none. **Motion unanimously carried.**

Mr. McAllister read the requested alternative parking standard. **Mr. Shakir made a motion, seconded by Mr. Porter, to accept the alternative parking standard pursuant to §123-21.** **Motion unanimously carried.**

Mr. Thibodeau made a motion, seconded by Mr. Porter, to accept the alternative parking lot design pursuant to §123-22. Mr. Porter asked for Board comment; Mr. Shakir asked how many bedrooms there were in the units. Mr. Fairbanks answered two and three bedrooms. Mr. Shakir stated that the dedicated parking does not allow for guest parking. Mr. Fairbanks stated that the second car does not have a saved spot and will have to park outside of the gated parking. **Motion unanimously carried.**

Mr. Porter asked for public comment; there was none. **Mr. Shakir made a motion, seconded by Mr. Hartmann, to conditionally approve the Concurrent Full Site Plan and Subdivision for CMR Properties LLC conditionally upon revise plan to indicate a “grass pave” (or equivalent) access adjacent to the building northerly and southerly ends of the buildings and relocate the proposed light at the southwesterly corner of the building as necessary and as required by the North Conway Fire Chief; add a note to the plan that these emergency accesses shall be maintained and accessible at all times; payment of supplemental review fees; revising Zoning Compliance Note (Subdivision Note 5, sheet 6 of 34); revising uses on PID 203-56 and PID 214-78 & 86; a NHDES Alteration of Terrain approval and indicating approval number on plan; a NHDES Wetland Permit and indicate permit number on plan; a NHDES Sewer Connection and Water Supply permit and indicate permit number on plan; North Conway Fire Chief approval; North Conway Water Precinct Water and Sewer approval; submitting a copy of a recorded Declaration of Easements and indicating book and page on plan; revising waivers granted table as necessary; 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 September 11, 2014.** **Motion unanimously carried.**

OTHER BUSINESS

Committee Reports:

Sign Advisory Committee: The next meeting is March 20, 2014 at 6:30 pm.

Meeting adjourned at 7:48 pm.

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