

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 10, 2015

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CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 10, 2015

A meeting of the Conway Planning Board was held on Thursday, September 10, 2015 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Vice Chair, Steven Hartmann; Kevin Flanagan; Ray Shakir; Alternate, Richard Vitale; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Hartmann made a motion, seconded by Mr. Porter, to appoint Mr. Vitale as a voting member. Motion unanimously carried.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Hartmann, to approve the Minutes of July 23, 2015 as written. Motion unanimously carried.

Mr. Porter made a motion, seconded Mr. Shakir, to defer the minutes of August 27, 2015. Motion unanimously carried.

THOMAS A. FADDEN – FULL SITE PLAN REVIEW (PID 253-12 & 13) FILE #FR15-04

Ron Briggs of Briggs Land Surveying appeared before the Board. This is an application to construct a 7,200 square foot building to accommodate 5,000 square feet of industrial use and 2,200 square feet of retail use and associated infrastructure in conjunction with the existing outdoor industrial parking/storage area at 670 East Conway Road. **Mr. Porter made a motion, seconded by Mr. Shakir, to accept the application of Thomas A. Fadden for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Drinkhall asked for Board comment; Mr. Shakir asked if the spaces have been identified with tenants. Mr. Briggs answered in the negative. Mr. Hartmann asked about the waiver for lighting. Mr. Briggs stated there is an existing light over the fuel tanks that was approved on the 2005 site plan; there is no additional lighting proposed. Mr. Porter asked why not just change the light to be more compliant. Mr. Briggs stated that he supposed that could be done. Mr. Drinkhall asked for public comment; there was none.

Mr. Drinkhall read the waiver request for §123-20.E/§123-22.B. **Mr. Porter made a motion, seconded by Mr. Shakir, to grant the waiver request for §123-20.E/§123-22.B.** Mr. Drinkhall asked for Board comment; Mr. Hartmann asked which lot was going to be used for the new building. Mr. Briggs stated the building will be closer to the street. Mr. Hartmann asked if the building would be used by Tom Fadden. Mr. Briggs answered in the affirmative.

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Mr. Hartmann asked if the retail portion of the building would be rented. Mr. Briggs answered probably. Mr. Flanagan asked what makes gravel more suitable. Mr. Briggs stated the weight of the vehicles on a hot summer day would tear up pavement. Mr. Irving stated there is heavy duty pavements and sometimes concrete is used, but it is much more expensive and gravel re-grading is easier than replacing pavement. Mr. Irving stated the Board could require some pavement for the commercial customers.

Mr. Shakir asked why there has to be a waiver required for pavement on private property. Mr. Irving stated it is a requirement of the regulations and to get relief from that requirement a waiver is necessary. Mr. Drinkhall asked for public comment; there was none. **Motion carried with Mr. Flanagan voting in the negative.**

Mr. Drinkhall read the waiver request for §123-26. **Mr. Porter made a motion, seconded by Mr. Hartmann, to grant the waiver request for §123-26.** Mr. Drinkhall asked for Board comment; Mr. Porter stated he thinks the light should be made compliant; it is one light. Mr. Briggs stated if that is the Board's pleasure. Mr. Hartmann and Mr. Drinkhall agreed with Mr. Porter. **Motion defeated with Mr. Flanagan, Mr. Shakir and Mr. Vitale voting in the affirmative and Mr. Hartmann, Mr. Porter and Mr. Drinkhall voting in the negative.**

Mr. Drinkhall read the waiver request for §123-29.A.2, A.3 & A.4. **Mr. Porter made a motion, seconded by Mr. Shakir, to grant the waiver request for §123-29.A.2, A.3 & A.4.** Mr. Drinkhall asked for Board comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §123-29.D.6. **Mr. Porter made a motion, seconded by Mr. Hartmann, to grant the waiver request for §123-29.D.6.** Mr. Drinkhall asked for Board comment; Mr. Hartmann asked what the number of trees along the parking lot is. Mr. Briggs stated there are drainage issues; and trees were planted along property lines at the request of the neighbors under the 2005 site plan approval. Mr. Briggs stated there may be eight within 15-feet of the parking lot. **Motion carried with Mr. Hartmann voting in the negative.**

Mr. Drinkhall read the waiver request for §123-29.D.8. **Mr. Porter made a motion, seconded by Mr. Flanagan, to grant the waiver request for §123-29.D.8.** Mr. Drinkhall asked for Board comment; there as none. **Motion unanimously carried.**

Mr. Drinkhall asked for Board comment; there was none. **Mr. Porter made a motion, seconded by Mr. Shakir, to conditionally approve the full site plan for Thomas A. Fadden conditionally upon Town Engineer Approval; Redstone Fire Chief Approval; NHDOT Driveway permit and indicate approval number on plan; indicating pavement in the vicinity of the handicap parking space as indicated in note §123-36.A. & 36.B; amending the plans to indicate a compliant lighting fixture; 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 8, 2016.** Motion unanimously carried.

Mr. Porter made a motion, seconded by Mr. Vitale, to approve the lot merger to merge PID 253-12 & 13 into one lot of record. Motion unanimously carried.

OTHER BUSINESS

Adventure & Entertainment Properties, LLC (PID 246-22) - File #NA15-07: Josh McAllister of HEB Engineers appeared before the Board. This is a request to allow the construction of a bath house and associated sidewalks at 1550 White Mountain Highway, North Conway (PID 246-22).

Mr. McAllister stated in 2014 the Board approved 25 campsites plus infrastructure improvements under a not applicable. Mr. McAllister stated with those new campsites came the requirement of ADA bathrooms with a concrete apron around it. Mr. McAllister stated that a Variance was obtained from the Zoning Board of Adjustment to allow the bath house within the Floodplain Conservation District.

Mr. McAllister stated there are no ADA facilities at this site currently; and it would reduce the green space by 3,649 square feet or a .2 percent. Mr. McAllister stated these facilities are for the current users, they will not create an increase in traffic. Mr. McAllister stated the NHDOT approved an additional 89 campsites, but when the not applicable was granted by the Planning Board we were unaware at the time that they would require an ADA bath facility.

Mr. Drinkhall asked for Board comment; Mr. Shakir asked the distance between the closet campsites to the proposed retail area on the next lot. Mr. McAllister answered approximately 40- to 50-feet to the property line, but then there is a 20- to 30-foot rise in elevation to the development in the back. Mr. Shakir asked if the two properties have a shared access. Mr. McAllister answered in the affirmative and stated at this time.

Mr. Hartmann asked if waivers would be necessary. Mr. Irving stated if the 25 campsites that were granted under a not applicable were required to have had site plan review we would have come across the ADA requirement. Mr. Irving stated this particular building, other than windows, appears to comply with the architectural requirements. There was no public in attendance.

Mr. Drinkhall 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 bath house and associated infrastructure 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.

Master Plan Updates: Mr. Irving stated that he received an email from Mr. Shakir regarding his comments on the draft; however, he has not had a chance to review it. Mr. Porter stated he would like to have more time to review Mr. Shakir's email. Mr. Hartmann stated that he needs more time as well. The Board agreed to discuss it at the public hearing on September 24, 2015.

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Committee Reports:

Sign Advisory Committee: Mr. Hartmann stated that the Committee met last night and reviewed three issues; roof mounted signage, the type of lighting in the Highway Commercial District, and window signage. Mr. Hartmann stated they would like to see the type of lighting required in the Highway Commercial District consistent throughout all the districts. Mr. Hartmann stated it is a work in progress.

Mr. Hartmann stated he cannot find the time to continue with the Committee and is resigning. Mr. Drinkhall asked how many members that leaves. Mr. Irving answered four. Mr. Irving stated their efforts are winding down, and these are the only amendments they are considering. Mr. Irving stated that next meeting is October 1, 2015.

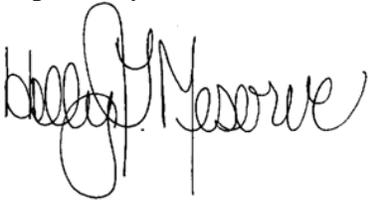
Mr. Irving stated the Committee actually expired and suggested the Board extend the mandate of the Committee until December 10, 2015. **Mr. Drinkhall made a motion, seconded by Mr. Porter, to extend the mandate of the Sign Advisory Committee until December 10, 2015. Motion unanimously carried.**

Mr. Flanagan stated he would be willing to fill the vacancy. **Mr. Drinkhall made a motion, seconded by Mr. Shakir, to appoint Mr. Flanagan to the Sign Advisory Committee. Motion unanimously carried.**

Conway Pines II (PID 265-161.363): Mr. Porter stated there will be a ground breaking for the Conway Pines II for Senior Living on October 23, 2015; he will forward the email with all the details to the other Board Members.

The meeting adjourned at 7:52 pm.

Respectfully submitted,



Holly L. Meserve
Recording Secretary