

CONWAY PLANNING BOARD

MINUTES

MAY 11, 2017

PAGES

- | | |
|---|--|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• April 27, 2017 – Adopted as Amended |
| 1 | James and Mari Corbett (PID 215-23) – Full Site Plan Review (File #FR17-03) <ul style="list-style-type: none">• Conditionally Approved |
| 3 | Other Business <ul style="list-style-type: none">• May 25, 2017 Planning Board Meeting• Master Plan• Site Plan and Subdivision Regulations |

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A meeting of the Conway Planning Board was held on Thursday, May 11, 2017 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, Michael Fougere; Secretary, Sarah Verney; Steven Hartmann; Raymond Shakir; Steven Steiner; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of April 27, 2017 should be amended as follows: page 2, paragraph 5, last line should read "...another meeting. **Motion *unanimously* carried with Mr. Shakir voting in the negative**". **Mr. Steiner made a motion, seconded by Mr. Hartmann, to approve the Minutes of April 27, 2017 as amended. Motion carried with Ms. Verney abstaining from voting.**

JAMES AND MARI CORBETT (PID 215-23) – FULL SITE PLAN REVIEW (FILE #FR17-03)

Mari Corbett appeared before the Board. James Corbett was in attendance. This is an application to convert existing 1,148 square foot two-unit residential structure to a 4,896-square foot, 11-room hotel; and to construct 979 square feet of accessory buildings with associated infrastructure. **Mr. Steiner made a motion, seconded by Mr. Hartmann, to accept the application of James and Mari Corbett for a full site plan review as complete. Motion unanimously carried.**

Mr. Drinkhall asked for Board comment; Mr. Shakir asked if this is strictly a hotel or a hotel/restaurant. Ms. Corbett answered just a hotel. Mr. Irving stated there is an accessory building that will have some retail. Mr. Fougere asked if they own the whole lot. Mr. Irving stated they own the entire front parcel which the back parcel has the right to cross.

Mr. Drinkhall asked for public comment; Robin Rancourt stated he owns the house next to the Gleason's and there is a shared right-of-way; however, at the present time we have a 99-year lease through the former American Legion property, which expires in 2054. Mr. Irving asked if that deed is referenced on the plan and asked if the driveway they are proposing would satisfy the access. Mr. Rancourt reviewed the plans and stated this right of way accesses the two properties behind the Corbett's. Mr. Irving stated this plan will not extinguish any right-of-way.

Barbara Gleason stated from a point of professionalism and kindness both Jim and Mari have been outstanding; they contacted us right when they purchased the property and explained their plans. Ms. Gleason wanted to thank them for that.

Mr. Irving read a waiver request for §123-20.G. **Mr. Porter made a motion, seconded by Mr. Steiner, to grant the waiver request for §123-20.G.** Mr. Drinkhall asked for Board comment; Mr. Porter stated due to the proximity of the parcels involved, this is a good call. **Motion unanimously carried.**

Mr. Irving read a waiver request for §123-21.A. **Mr. Porter made a motion, seconded by Mr. Steiner, to grant the waiver request for §123-21.A.** Mr. Drinkhall asked for Board comment; Mr. Hartmann stated he could see overflow parking blocking the access drive into the other properties. Mr. Steiner stated this is an 11-room hotel which will likely be occupied by couples with one vehicle; he sees any overflow as limited and he doesn't see a problem with that.

Mr. Porter stated this waiver should be granted as the impact on granting it is less detrimental to the site and to limit the impact on the owners behind it is best to leave as much greenspace as possible. Mr. Porter stated too much asphalt is not always a good thing. Mr. Irving stated that he looked at other alternative standards and found that using the Urban Land Institutes (ULI) Shared Parking Analysis the peak demand for this mix of uses is 12 spaces in the evening on week days and Saturdays in July. Mr. Irving stated in December the peak demand is 11 spaces for weekday evenings and 8 spaces on Saturday evenings. Mr. Irving stated the parking demand for the retail use generally declines in the evenings as the Hotel use demand increases.

Mr. Shakir asked if there was overflow where would they park. Mr. Irving answered not on this site. Ms. Corbett stated Whitaker Woods is not far away. **Motion carried with Mr. Hartmann voting in the negative.**

Mr. Irving read a waiver request for §123-28. **Mr. Porter made a motion, seconded by Mr. Fougere, to grant the waiver request for §123-28.** Mr. Drinkhall asked for Board comment; Mr. Steiner stated he thinks the utilities should go underground. Mr. Drinkhall stated they are overhead on either side of this property. Mr. Steiner stated the utilities are better underground. Mr. Porter stated if we were dealing with one site he would agree, but because we are dealing with three individual properties he supports the waiver. Mr. Hartmann stated they should be buried under their property. Mr. Porter stated he still disagrees. Mr. Hartmann stated he doesn't want to put any hardship on the back-property owners.

Mr. Steiner stated there are a lot of trees; it is best to have them in the ground and now is the time to do it. Mr. Shakir stated he does not think it should be mandatory, it should be elective; safety wise it is a positive to be underground for that particular run, but it should not be mandated. Mr. Shakir stated it should be between the owner of this property and the owners of the adjacent properties.

Mr. Rancourt asked how is the power going to go from the new pole. Mr. Corbett answered underground. Mr. Rancourt stated it should be underground coming from the road. Mr. Irving stated the applicant has put their components underground as best they can, it is the ones at the back of the lot that the waiver is requesting to not change. Mr. Corbett stated the intention was not to change anything. **Motion carried with Mr. Hartmann and Mr. Steiner voting in the negative.**

Mr. Irving read a waiver request for §123-30.A. **Mr. Fougere made a motion, seconded by Mr. Porter, to grant the waiver request for §123-30.A.** Mr. Drinkhall asked for Board comment; Mr. Drinkhall stated he has a problem with this waiver as it does not meet our standards. Mr. Fougere asked about load bearing. Mr. Irving stated the building will not be approved unless it meets the IBC and that is up to the Building Inspector. Mr. Porter stated we have in the past granted waivers for roof pitch, and he referred to Adventure Suites; it is not a flat roof, it is pitched and incorporates the existing building.

Mr. Hartmann stated aesthetically it looks alright, there are enough breaks in the roof line that he cannot argue against it. Mr. Irving read §123-30.A.1. Ms. Verney stated some features might create a hazard down the line, such as snow removal. **Motion carried with Mr. Steiner voting in the negative.**

Mr. Porter made a motion, seconded by Mr. Steiner, to conditionally approve the full site plan for James and Mari Corbett conditionally upon North Conway Chief Approval; North Conway Water Precinct Approval; NHDOT Driveway Permit and indicating permit number on plan; revising sheet numbering as necessary; revising easement notes as necessary; four copies of revised plan sets with original stamps and signatures; 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 November 16, 2017. Motion unanimously carried.

OTHER BUSINESS

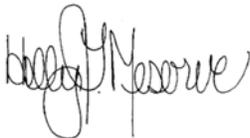
May 25, 2017 Planning Board meeting: Mr. Hartmann made a motion, seconded by Mr. Fougere to cancel the Planning Board meeting of May 25, 2017. Motion unanimously carried.

Master Plan: Mr. Irving stated he has not received any suggested revisions for the Master Plan; if there are any suggestions, please submit them to him.

Site Plan and Subdivision Regulations: Mr. Irving stated the Board will be seeing amendments to the site plan and subdivision regulations to change the numbering system to the new Conway Code that was adopted at Town Meeting. Mr. Irving stated he will also be suggesting an amendment to the standards for non-applicable applications.

Meeting adjourned at 7:47 pm.

Respectfully Submitted,



Holly L. Meserve
Recording Secretary