

CONWAY PLANNING BOARD

MINUTES

NOVEMBER 13, 2003

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CONWAY PLANNING BOARD

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NOVEMBER 13, 2003

A meeting of the Conway Planning Board was held on Thursday, November 13, 2003 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Conrad Briggs; Brian Glynn; Martha Tobin; David Robinson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to adopt the Minutes of October 23, 2003 as written. Motion carried with Ms. Tobin abstaining from voting.

NORTH CONWAY INCINERATOR, INC. – FULL SITE PLAN REVIEW AND LOT MERGER (PID 253-28 & 29) FILE #FR03-13

Ronald Briggs of Briggs Land Surveying appeared before the Board. This is an application to construct a 7,500 square foot industrial building. Mr. Irving recommended the application be accepted as complete. **Mr. Glynn made a motion, seconded by Mr. Briggs, to accept the application of North Conway Incinerator for a Full Site Plan Review as complete. Motion unanimously carried.**

Ms. Duane asked if the storage trailers meet the ordinance. Mr. Irving stated that there is a waiver request for the vegetative buffer to screen them. Mr. Irving stated that the only potential properties that will be able to see the trailers are the old landfill and the same property owner who owns the property across the street.

Ms. Duane read the requirements to grant a waiver. Ms. Duane read the waiver requests for Articles 123-20.E., 123-20.I, 123-22.B. and 123-23.2. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to approve the waiver requests for Articles 123-20.E., 123-20.I, 123-22.B. and 123-23.2. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Ms. Tobin, to conditionally approve the Full Site Plan for North Conway Incinerator, Inc. conditionally upon Town Engineer's Drainage Approval; submitting a Mylar; 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 expires on February 12, 2004. Motion unanimously carried.**

Ms. Duane read the lot merger request. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to approve the lot merger of PID 253-28 and 253-29. Motion unanimously carried.**

**Adopted: December 11, 2003 – As Written
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SCOTT AND CHRISTINA LEES – FULL SITE PLAN REVIEW (PID 219-8) FILE #FR03-14

Ron Briggs of Briggs Land Surveying appeared before the Board. This is an application to construct a garage with a residential unit above for a total of three residential units. Mr. Irving recommended the application be accepted as complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of Scott and Christina Lees for a Full Site Plan Review as complete. Motion unanimously carried.**

Ms. Duane was concerned with on-street parking. Kevin Murphy, contractor, stated that the existing tenants make it fit with less space now. Andrew Narducci, abutter, stated that there is off-street parking more often than not for this site. Mr. Irving stated that residential lots with one or two dwellings green space is not regulated, however, this site having three units, the green space must be preserved. Mr. Murphy stated that the driveway would be increased to add more parking. Ms. Duane stated that she wants to make sure that the parking is contained on the site. Mr. Briggs stated that it should not be allowed on the green space either. Mr. Murphy stated currently there is only a driveway and now they are adding the six necessary parking spaces.

Ms. Duane asked for public comment; Mr. Narducci stated that the impacts should be minimized and the effects are the least possible visually and mostly regarding privacy. Mr. Murphy stated that the applicant minimized the windows facing the Narducci's and changed the deck from the side of the building facing Mr. Narducci's property to the back of the building. Mr. Robinson asked if the flood lights would be on at all times. Mr. Murphy answered in the negative.

Ms. Duane read the waiver requests for Articles 123-20.I. and 123-22.B. After a brief discussion, the board would prefer the parking spaces be paved and delineated. Mr. Briggs withdrew the waiver request for Article 123-22.B. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver for Article 123-20.I. Motion unanimously carried.**

Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the Full Site Plan for Scott and Christina Lees conditionally upon North Conway Fire Chief Approval; North Conway Water Precinct Water and Sewer Approval; relocate fence to property line on north side of lot; Amend waivers granted on the plan; submitting a Mylar; 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 February 12, 2004. Motion unanimously carried.

OTHER BUSINESS

Conway Area Humane Society (PID 265-11) - §123-4.A.(5): Mr. Irving stated that the applicant would like to reconfigure the building footprint layout and construct a breezeway between the main building and the house used for cats. Mr. Irving stated that

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this change would have no significant change to the site. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, that pursuant to Article 123-4.A.(5) the proposed change in building footprint configuration and breezeway are not subject to Site Plan Review. Motion unanimously carried.**

Berlin City Bank (PID 202-13) - §123-4.A.(5): Mr. Irving stated that the applicant would like to construct a new entrance and enclose an existing porch/balcony on the third floor. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, that pursuant to Article 123-4.A.(5) the construction of a new entrance and the enclosure of the porch/balcony on the third floor are not subject to Site Plan Review. Motion unanimously carried.**

NPV Development/JRS Associates (PID 264-8) – Conceptual Review: Andrew Manning of H.E. Bergeron Civil Engineers appeared before the Board. Mr. Manning stated that there was a previous approval for 120 units, but the project was delayed. Mr. Manning stated that the applicant has redesigned the site and are now proposing 130-unit development with a mix of rentals, condominiums and cottage garden type units. Mr. Manning stated that there are wetlands through out the property, therefore, the applicant wants to see if this is the type of development the Board is looking for prior to going forward with the wetlands regulations. Mr. Manning stated that there are no wetland crossings. Tom Niles and Gary Lowe were in the audience.

Mr. Irving stated that the wetland buffers is in the Zoning Ordinance and cannot be appealed to this Board. Mr. Irving stated that the definition of a driveway would need to be addressed. Mr. Irving stated that the Board might want to review the regulations and see if the definition of a driveway should be updated. Mr. Irving asked if this is to be serviced by municipal water and sewer. Mr. Manning stated that CVFD has this development already on the books and the infrastructure is already there.

Mr. Irving stated that a traffic study would likely need to be done as to the impact on the residential neighborhood. Mr. Briggs asked if there are any plans for any recreational use on this property. Mr. Niles stated that they are willing to look at walking trails, however, they would like to avoid any wetland crossings. Mr. Niles stated that he is not sure the appropriate use for a recreational use on this site. Mr. Briggs suggested a playground. Mr. Glynn suggested a gazebo for picnics or tennis courts. Ms. Duane stated that she was in favor of the project. Ms. Tobin stated that she was in favor of the project.

Northern Building Supply (PID 219-228) – Conceptual Review: Shawn Bergeron of Bergeron Technical Services appeared before the Board. Mr. Bergeron reviewed the redevelopment of the site.

Harold and Cynthia Gilmore (PID 243-3) File #S03-17 – Extension of Conditional Approval: **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to extend the conditional approval for Harold and Cynthia Gilmore until February 12, 2004. Motion unanimously carried.**

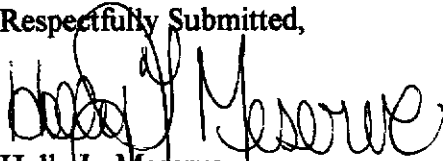
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**PUBLIC INFORMATION MEETING – PROPOSED ZONING AMENDMENTS
AND WARRANT ARTICLES FOR 2004**

Mr. Irving reviewed the proposed zoning amendments and warrant articles for 2004.

Meeting adjourned at 9:20 p.m.

Respectfully Submitted,



Holly L. Meserve
Recording Secretary

H. E. Bergeron Engineers

• Civil • Structural • Land Surveying

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November 3, 2003

HEB

Thomas Irving, Town Planner
Town of Conway
1634 East Main Street
Center Conway, NH 03813

**Re: Request for Preliminary Conceptual Consultation
NPV Development – Swift River Site, Conway, NH**

Dear Tom:

On behalf of the NPV Development, HEB is submitting preliminary information regarding a proposal to develop an approximately 40-acre parcel of land. The site, owned by Stan Szetela, is located adjacent to the Kancamagus Highway and Thorne Hill Road area in southern Conway.

As you may recall, previous development efforts starting in the late-1980's, and continuing up to 1996, received approved for a 129-unit mixed-residential development. In late 2002, Holden Engineering and NPV Development presented a preliminary plan indicating a possible development scheme allowed under the current regulations. As a result of the first meeting, significant development changes have been made by the proponent. We are seeking a second preliminary conceptual consultation on the revised development program during the November 13 regularly scheduled meeting.

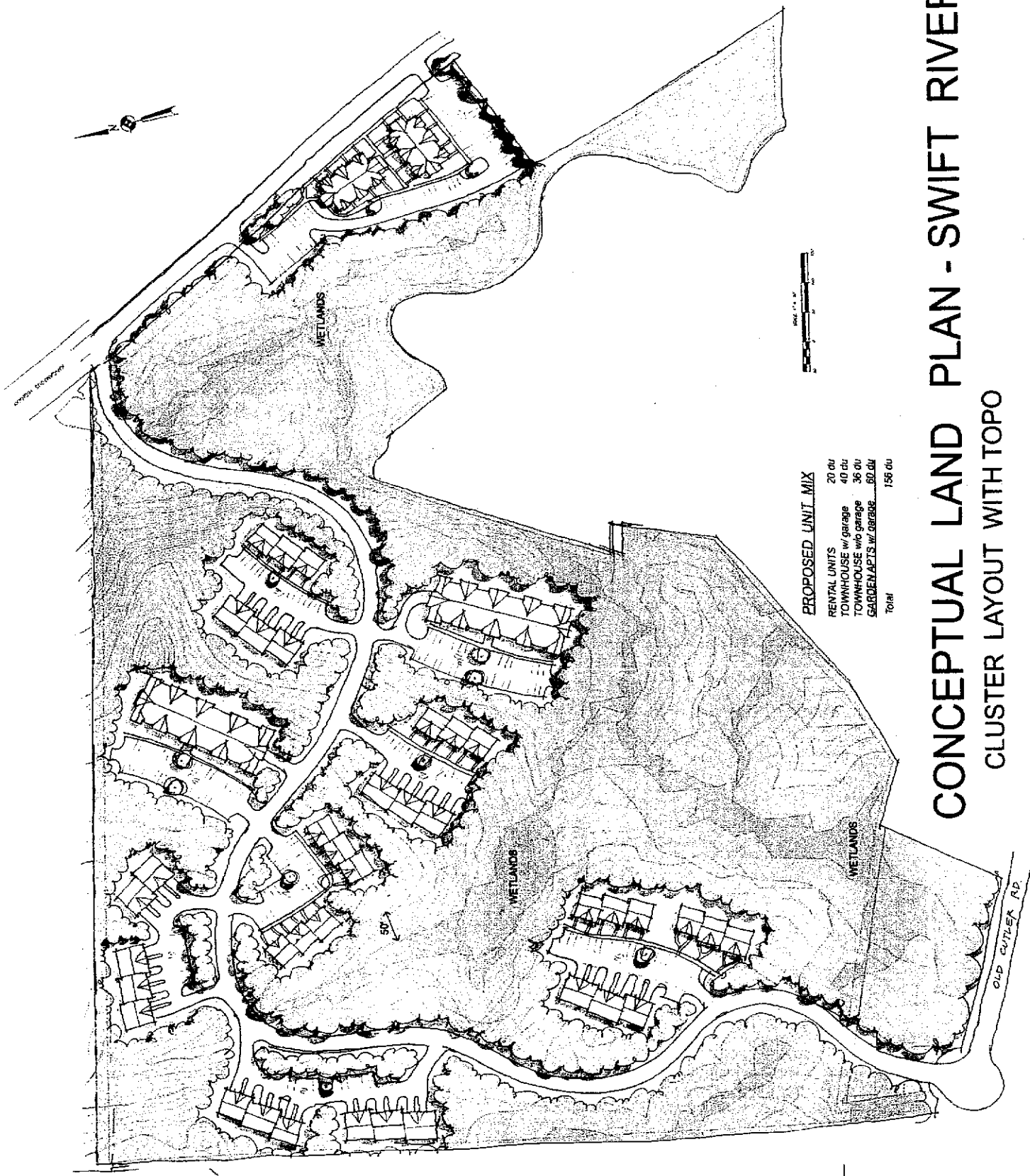
Attached is a reduced-scale site plan indicating the preferred development program. A full-size version will be presented at the Planning Board meeting. Should you, your staff, or the Board have any question or comments, we would be pleased to discuss them further.

Sincerely,
HE Bergeron Engineers, PA



Andrew T. Manning, PE
Project Engineer

Copy: Tom Niles, NPV Development
Gary Lowe, Lowe Associates
File

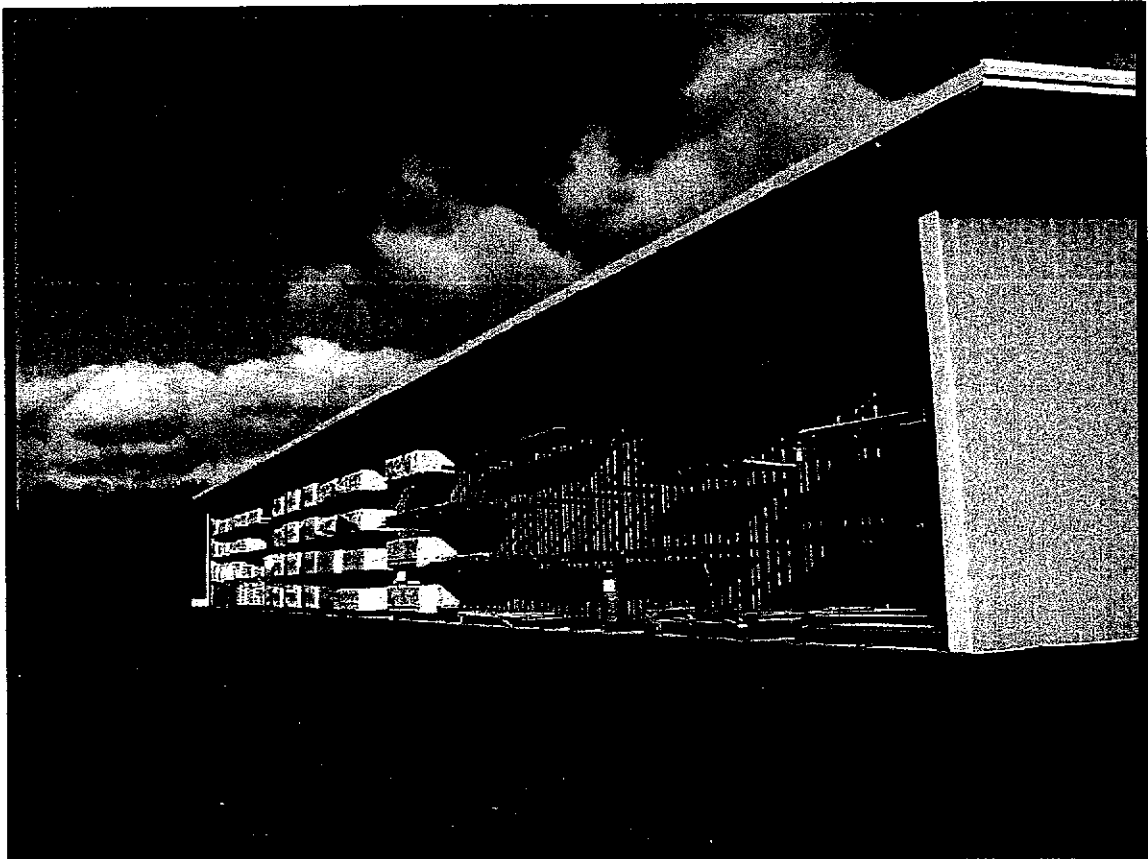


CONCEPTUAL LAND PLAN - SWIFT RIVER SITE

CLUSTER LAYOUT WITH TOPO



New Building At Silver Lake Hardware,
Madison, NH
100'x 200' Pre-Engineered Storage Building



Photographs Taken By SBTSLLC With
Permission of Silver Lake Hardware

Main Street

Depot Road

North/South Road

Northern Building Supply Oct 31, 2003

