

CONWAY PLANNING BOARD

MINUTES

MAY 27, 2010

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CONWAY PLANNING BOARD

MINUTES

MAY 27, 2010

A meeting of the Conway Planning Board was held on Thursday, May 27, 2010 beginning at 7:06 pm at the Conway Town Office in Center Conway, NH. Those present were: Selectmen's Representative, Robert Drinkhall; Vice Chair, Martha Tobin; Secretary, Patricia Sell; Ted Sares; Steven Hartmann; Scott Lees; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall submitted a memorandum to the Board in regard the Garage Committee dated May 27, 2010 (see attached).

Mr. Sares made a motion, seconded by Ms. Sell, to approve the Minutes of May 13, 2010 as written. Motion unanimously carried.

OTHER BUSINESS

North Conway Water Precinct – RSA 674:54 – Proposed River Road Facility (PID 215-2):

Jennifer Osgood of CDM and David Bernier, North Conway Water Precinct Superintendent, appeared before the Board. Mr. Bernier stated that they are proposing a small structure down the existing access road. Mr. Bernier stated that well #3 was constructed in 1972. Mr. Bernier stated that this new building will be concrete masonry with a flat roof and the well is already drilled. Mr. Sares asked how far from the existing brick building, well #3, will the new building be. Mr. Bernier answered 600-feet to the north. Mr. Sares asked why not further in. Mr. Bernier stated it would be more into the floodway.

Mr. Hartmann asked if it would be behind the tree line. Mr. Bernier stated that it will be in the tree line, but visible from the road. Mr. Bernier reviewed the proposed elevations of the building. Ms. Sell stated that the building is pleasing. Ms. Sell stated under RSA 674:54 they are coming here as a courtesy as this is government use on government land. Mr. Sares stated that he would like the building to be as small as possible so it does not mar the woods; it is the reflection of the oncoming road as it encroaches upon nature. Mr. Sares stated it is a beautiful building, but is it behind trees so you cannot see it when you pass it. Mr. Sares stated it is commercial.

Mr. Drinkhall stated they do have to come before us, but they do not have to follow our recommendations. Mr. Drinkhall stated that there ~~is~~ **was** legislation to change this. Ms. Sell asked if it is visible from the road. Mr. Bernier stated they wanted to put it closer to the road, but it is set back 25 feet to the south of the immediate right-of-way. Mr. Bernier stated there is a large group of river maples and as you drive by the building it will be set back in those maples. Mr. Bernier stated it will not stick out as a sore thumb and they made the building as small as possible.

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Ms. Sell asked if there is any noise. Mr. Bernier answered in the negative and stated there is only an emergency generator which is housed in a sound proof enclosure. Mr. Sares stated if someone asked me what is the purpose of this building what he would tell them. Ms. Osgood stated it is a chemical feed facility for the treatment of the water. Mr. Sares asked where the chemicals will go. Mr. Bernier answered into the drinking water. Mr. Sares stated other than the foundation that exists [Center Chimney Inn property] and this, what will be next along River Road. Mr. Irving stated it is limited as it is mostly in the flood plain.

Mr. Lees stated that the existing building has graffiti and asked if they are concerned with graffiti or vandalism with the new building. Mr. Bernier stated the existing building is an eye sore and in a state of disrepair. Mr. Bernier stated that they plan to pull the well out this summer and close permanently and will be removing the structure. Mr. Bernier stated that the new building will have a camera system. Mr. Sares stated one is being removed and one is being added and asked if they are keeping the water available to the public. Mr. Bernier agreed. Mr. Sares stated the area where the building is removed should be filled in with plants.

Mr. Drinkhall stated this is something that is necessary and being done in a very attractive manner. Mr. Drinkhall stated that he supports this. Ms. Tobin asked for public comment; Peter Gagne stated in regard to the building that is an eye sore and with the decommissioning of it could the area of that building become a public canoe launch; an area to unload canoes. Mr. Bernier stated the Precinct would prefer to see that type of use on the north side of River Road. Mr. Bernier stated when they use the south side vehicles block access to the well house, so boulders had to be installed. Mr. Bernier stated that this is a recreation destination, but we would like to make the venue on the North side.

Mr. Sares stated that he is not interested in making that particular property commercial property. Ms. Sell asked if it is a liability having activity on government land. Mr. Bernier stated it could be, however, the Precinct has a 100' x 100' area and the rest is Hussey Field which is owned by the Town. Mr. Sares asked what the area that the building is being removed will look like. Mr. Bernier answered like the rest of the parking lot, it will be all gravel.

Mr. Sares made a motion, seconded by Ms. Sell, that the Planning Board recognize our limitation and recommend the North Conway Water Precinct go ahead with their plans. Motion unanimously carried.

Charles Sutton/Furber & White Funeral Home (PID 215-71) – §123-4.A.5 (File #NA10-01):
Charles Sutton Jr appeared before the Board. Mr. Sutton stated that they would like to construct a 36' x 50' addition to an existing garage. Mr. Irving stated that the proposed structure was too large for him to approve administratively. Ms. Sell stated she believes this triggers a site plan review.

Mr. Hartmann asked if there are any abutters that have a site line to this proposal. Mr. Sutton answered the Catholic Church. Mr. Sutton stated that we have been there since 1974, added 100 square foot addition and a 20 x 20 garage over the years. Mr. Irving stated there are two issues, increased floor space and a decrease of greenspace.

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Mr. Sares asked if you're driving north to south and you look left, what will he see when this is done. Mr. Sutton stated from north to south probably nothing, but south to north you will see a portion of it. Mr. Sares asked what the garage is for. Mr. Sutton answered cars and storage.

Mr. Drinkhall asked what the current greenspace calculations are. Mr. Irving stated we do not have that information. Ms. Tobin stated she thinks we are asking for trouble if we don't require a site plan review. Mr. Sares asked how binding the word "required" is. Mr. Irving stated that you have a lot of flexibility; it states insignificant to the existing development. Mr. Sares asked what the existing development is. Mr. Irving answered approximately 10,000 square feet. Mr. Sares asked what size is the addition. Mr. Irving answered 1,800 square feet which is an 18% increase. Mr. Sares asked what is the difference between a minor and full review. Mr. Irving answered a survey. Mr. Sares asked how much a surveyor is. Mr. Irving stated that the cost ranges, but probably \$8,000 to several thousands.

Ms. Sell made a motion, seconded by Mr. Drinkhall, that the Furber and White funeral home be subjected to a full site plan review and deny the request for a not applicable. Mr. Drinkhall stated if it would satisfy the Board if it were a minor review. Mr. Hartmann stated that he would be happy with that. Mr. Irving stated if the Board determines it requires a site plan it would have to be a full review.

Ms. Sell stated when the motel came in by the library, they wanted to build a small addition for a shed, that is small and this is huge. Mr. Hartmann stated that he has some concerns and he needs more information or he believes it would require a site plan. Mr. Drinkhall stated he may be satisfied if he knew the design and what the garage doors would look like. Mr. Sares stated that a package of information was submitted. Mr. Drinkhall stated it does not answer his questions.
Motion defeated with Ms. Sell voting in favor of the motion.

Mr. Drinkhall made a motion, seconded by Mr. Hartmann, to continue the discussion at the June 24, 2010 meeting to give applicant time to provide more information. Mr. Drinkhall stated he would like detail on the structure, specifically the doors and he would like the greenspace calculations. Mr. Lees stated that he would like to see the buffer between the church; how wide and what will they see. Ms. Sell asked if there is any new lighting proposed. Mr. Sutton stated they are not proposing any new lighting. The Board took a five minute recess. Ms. Sell left at this time.

Mr. Irving stated approximately 58% greenspace exists and with the addition there would be approximately 54% of greenspace. Mr. Irving stated that the setback from church is 40-feet from the rear property line and to the property to the North there will not be any impact. Mr. Irving stated that there are buildings already closer. **Mr. Hartmann withdrew his second and Mr. Drinkhall withdrew his motion.**

Ms. Sares made a motion, seconded by Mr. Drinkhall, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of a 36' x 50' addition to the existing garage 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.

Planning Board Workshop:

Mr. Irving reviewed his list of suggestions for the Board to review this year (see attached).

Mr. Sares stated that he would like to research a noise ordinance. **Mr. Hartmann made a motion, seconded by Mr. Drinkhall, for Mr. Sares to research noise regulations. Motion unanimously carried.**

Mr. Sares made a motion, seconded by Mr. Drinkhall, for Mr. Sares and Mr. Drinkhall to ask the State Representatives of Carroll County to push forward the efforts to expand jurisdictional issues. Motion unanimously carried.

Mr. Drinkhall made a motion, seconded by Mr. Sares, for Ms. Sell to address the developing of driveway design and permitting regulations. Motion unanimously carried.

Mr. Lee made a motion, seconded by Mr. Sares, for Mr. Lees to address sign lighting. Motion unanimously carried.

Mr. Irving asked the Board to forward to him any amendments to the Master Plan Implementation Chapter.

Mr. Hartmann made a motion, seconded by Mr. Drinkhall, for Mr. Hartmann to address site lighting relative to dark skies. Motion unanimously carried.

Committee Reports: The Board reviewed Mr. Drinkhall's letter dated May 27, 2010.

Mr. Drinkhall stated the change to single sort recycling was voted down.

Meeting Adjourned at 8:50 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant

From: Bob Drinkhall, B.O.S. rep. May 27, 2010
To: Conway Planning Board
Re: Garage Committee report of 5-13-10

Please include the following memo for the record:

Bob Drinkhall read the B.O.S. May 4th garage repair motion passed 4-1-0.

Ted Sares asked who voted in the negative and Drinkhall answered it was he.

Steve Porter stated that the B.O.S. were wrong in how they are moving forward with the garage repairs. They handcuffed the taxpayers regardless of what the taxpayers wanted. They did not ask the Garage Committee recommendation on this and had no respect for the committee. Porter also stated it was presented poorly by informing the public as to the repair alternative and again that it was never presented properly.

Sares stated the reason it did not pass was due to the radiant heat which was in opposition to Ray Shakir's recommendation of a lower cost heat option.

At this point Chairman Porter stated the garage discussion was over while Drinkhall's hand was up.

Drinkhall had previously rebutted the above including that it was not the Garage Committee's charge with regard to how repairs would be completed should the article fail. Drinkhall then spoke over the chair, being warned he did not want to go there by said chair, and continued to state it was always explained the old facility would be repaired particularly in regard to safety issues. What was said by Planning Board members was completely incorrect.

Sincerely,


Bob Drinkhall, B.O.S. rep.

Thomas Irving

From: Osgood, Jennifer [OsgoodJL@CDM.com]
Sent: Tuesday, May 25, 2010 3:42 PM
To: Thomas Irving; Holly Meserve
Cc: David Bernier
Subject: RE: River Road Facility
Attachments: C-4.pdf

Site plan attached.
 Project description

On behalf of the North Conway Water Precinct, Camp Dresser & McKee (CDM) is currently designing infrastructure improvements for River Road Well Field and Treatment Facility project in North Conway, New Hampshire. The Precinct secured State Revolving Loan (SRF) funding and a large groundwater withdrawal permit for the project from NH Department of Environmental Services. The proposed work will include two new buildings on the Precinct's property located off River Road in North Conway and the construction of approximately 1,000 linear feet of 12-inch ductile iron water main. The proposed project is needed to supply treated drinking water to the Precinct's customers including those they have interconnection agreements with. The new treatment building will support the primary electrical, instrumentation and chemical feed systems associated with the operation of North Conway Water Precinct's water supply wells (Well Nos. 3 and 6). The new well pump station building will house a deep well vertical turbine pump and motor and an 18-pulse variable frequency drive (VFD).

From: Thomas Irving [mailto:tirving@conwaynh.org]
Sent: Monday, May 10, 2010 10:32 AM
To: Osgood, Jennifer; Holly Meserve
Cc: 'David Bernier'
Subject: RE: River Road Facility

Jennifer, a brief explanation of the project and a copy of a site plan would be helpful.

Holly, please add this to the May 27th agenda and include it in the public notices as a Public Hearing pursuant to RSA 674:54.

Thanks, Tom

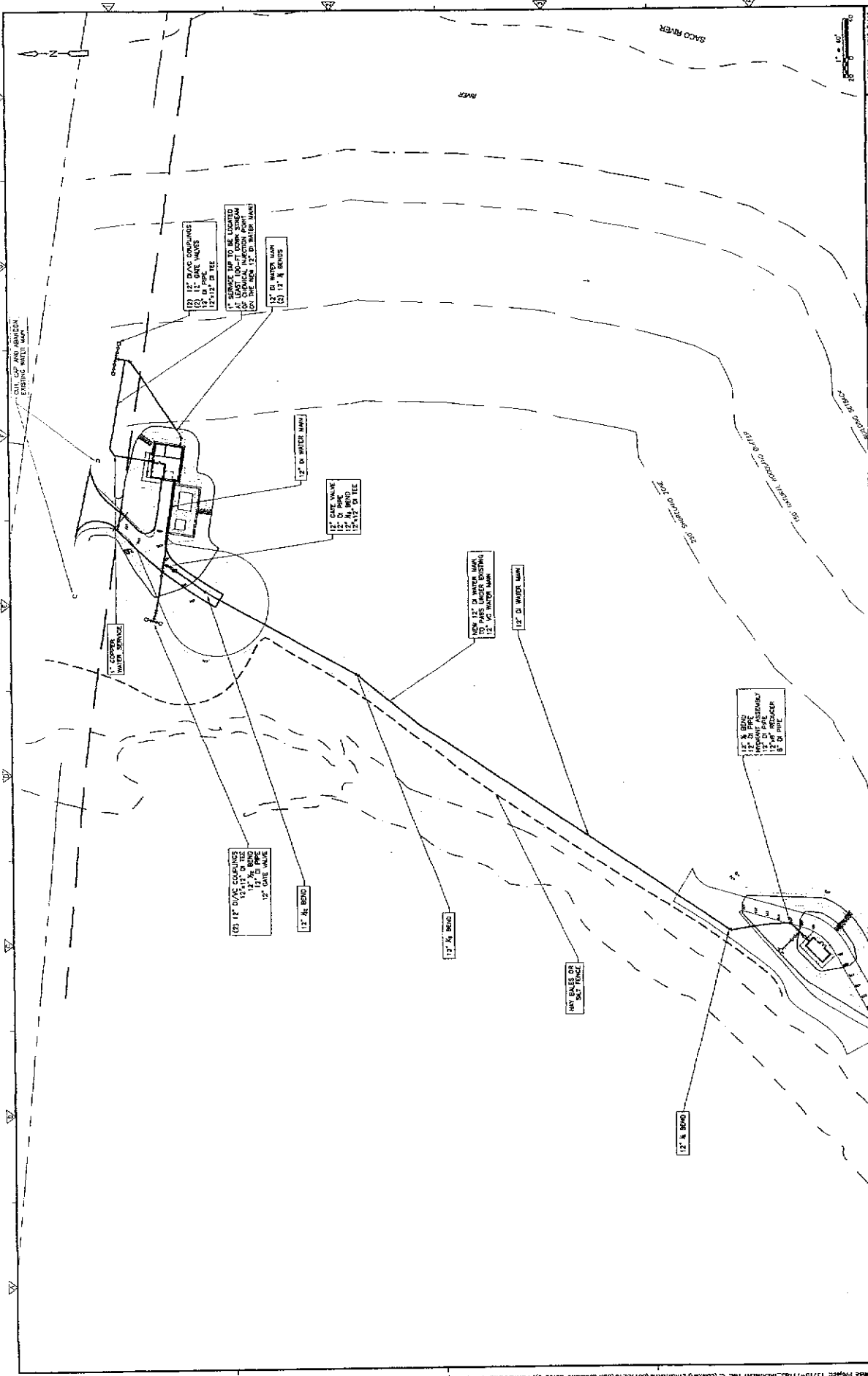
From: Osgood, Jennifer [mailto:OsgoodJL@CDM.com]
Sent: Wednesday, May 05, 2010 4:17 PM
To: tirving@conwaynh.org
Cc: David Bernier
Subject: River Road Facility

Tom,

David Bernier and I plan to attend May 27th planning board meeting for cursory review for the North Conway Water Precinct's facility project off River Road.

Please let me know what you need from us to be on the agenda.

5/26/2010



PROJECT NO. 1710-7182		C-4	
DATE 05/10/10		SHEET NO.	
NORTH CONWAY WATER PRECINCT RIVER ROAD WELL FIELD AND TREATMENT FACILITY PROJECT			
YARD PIPING PLAN			
DESIGNED BY	DATE	APPROVED BY	DATE
CHECKED BY			
CONSULTING ENGINEERS 1000 WEST 17TH AVENUE, SUITE 200 DENVER, COLORADO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.CDM.COM			
NO.	DATE	DESCRIPTION	REMARKS




TOWN OF CONWAY

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(603) 447-3855

FAX (603) 447-5012

MEMO

TO: Planning Board
FROM: Tom Irving, Planning Director 
CC: File
DATE: 05/27/10
RE: Potential 2010 Workplan Items.

Message:

Please review the attached suggestions for issues that the Board might choose to address in 2010.

1. Review and revise the Master Plan and especially the Master Plan's Implementation Chapter.
2. Review the Site Plan Review Regulations relative to site lighting and incorporating "Dark Skies" provisions to protect the nighttime skies from light pollution, mitigate light trespass and promote energy efficiency.
3. Review the Towns regulations relative to street lights and develop amendments that would protect the Town from future costs and burdens associated with street lighting along new roads or existing private roads.
4. Review the signage provisions in the Zoning Ordinance relative to sign lighting.
5. Develop Driveway design and permitting regulations as stipulated in RSA 236:13 V. which stipulates "The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section."