

CONWAY PLANNING BOARD

MINUTES

AUGUST 13, 2020

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CONWAY PLANNING BOARD

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AUGUST 13, 2020

A meeting of the Conway Planning Board was held on Thursday, August 13, 2020 beginning at 7:00 pm at the Conway Village Fire Station, 97 Main Street, Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Benjamin Colbath; Secretary, Sarah Frechette; Bill Barbin; Ailie Byers; Earl Sires; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Colbath made a motion, seconded by Ms. Byers, to approve the Minutes of July 23, 2020 as written. Motion carried unanimously.

LOT 23 WMH, LLC (PID 246-35) – SITE PLAN REVIEW (FILE #FR20-07)

Mark Lucy of White Mountain Survey and Engineering appeared before the Board. Keith Wehmeyer, Facilities Manager for OVP Management, Inc., was in attendance. This is an application to construct a 6,271 square foot commercial building to house two commercial tenants; a 2,777 square foot, 45-seat restaurant and a 3,494 square foot personal service establishment and associated infrastructure.

Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application of Lot 23 WMH, LLC for a site plan review as complete. Motion carried unanimously. Mr. Lucy reviewed the plans. Mr. Lucy stated there is no exterior or remote speaker board; any ordering for pickup will be via cell phone or app.

Mr. Hartmann asked for Board comment; Mr. Porter asked what are the proposed businesses. Mr. Lucy answered a food establishment and a personal service establishment. Mr. Colbath asked if they have heard anything from the NHDOT; it sounded like if we approve it, they will approve it. Mr. Lucy stated the project was submitted in June in preparation for the first meeting in July meeting and we had submitted concurrently with NHDOT; the original layout maintained the existing curb cut. Mr. Lucy stated NHDOT requested that we align it with the campground driveway.

Mr. Colbath asked if there are just two lanes coming out of the lot. Mr. Lucy answered in the affirmative. Ms. Frechette asked if there is a need for the additional parking spaces. Ms. Frechette stated she is thinking reduction of pavement and more greenspace. Mr. Lucy stated they not only need to be mindful of the Town's regulations, but also the requirements of tenants and in this case the tenants wanted more parking than the Town requires.

Mr. Sires asked are either or both of the proposed connecting drives functional or just a place holder for the future. Mr. Lucy stated the driveway to the south to the Green Granite Lodge and Visiting Nurses is probably useful right off the bat. Mr. Lucy stated the connecting drive to the hotel to the north immediately is not usable; however, it lines up with the travel lane of the parking at the hotel and will only be usable in the future if the neighbor to the north makes its required connecting drive to the same point at the property line.

**Adopted: August 27, 2020 -As Written
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Mr. Hartman asked for public comment; Brian Eling of Dairy Queen stated when the original Market Basket project was proposed across the street there were concerns with traffic flow, the alignment of driveways and with proposed lights in that area; are we to assume that OVP is not going to do anything with that lot down the road. Mr. Eling stated they were held up because they were required to conduct a traffic study based on the future proposal of a project that wasn't even in the works yet across the street.

Mr. Eling stated he assumes OVP bought this property to mitigate that particular project across the street. Mr. Eling stated since then Market Basket has picked a different location, but he has to believe at some point OVP will develop that property, and it shouldn't move forward without any real plan to accommodate that traffic. Mr. Eling asked if the Board is considering what is going to happen on the lot across the street.

Mr. Eling asked if the applicant has expressed what they are going to do with that property and how they are going to tie the two properties together since they own both properties. Mr. Lucy answered in the negative. Mr. Irving stated this is a NHDOT permit they are applying for so it is the responsibility of the Department of Transportation.

Mr. Lucy read the waiver request for §110-20.F/§130-66.C.(8)(b); §110-20.F./§130-66.C.(8)(i); and §110-20.G. **Mr. Hartmann made a motion, seconded by Mr. Colbath, to accept the waiver request for §110-20.F/§130-66.C.(8)(b); §110-20.F./§130-66.C.(8)(i); and §110-20.G.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Porter asked to review the architectural design. Mr. Lucy reviewed the architectural elevations with the Board.

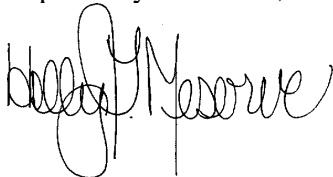
Mr. Colbath made a motion, seconded by Mr. Porter, to conditionally approve the site plan for Lot 23 WMH, LLC conditionally upon Town Engineer approval; North Conway Fire Chief approval; NHDOT Driveway permit and indicate permit number on plan; removing light fixture, wires to and pole NHEC19/18s from sheets 3, 5, 7 & 9; submitting four copies [three to remain with the Town] of revised plans with original stamps and signatures; submitting \$600 for inspections fees; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 9, 2021. Motion carried unanimously.

OTHER BUSINESS

There was no other business.

Meeting adjourned at 7:45 pm.

Respectfully submitted,



Holly L. Meserve, Planning Assistant