

CONWAY PLANNING BOARD

MINUTES

JUNE 10, 2021

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CONWAY PLANNING BOARD

MINUTES

JUNE 10, 2021

A meeting of the Conway Planning Board was held on Thursday, June 10, 2021 beginning at 7:00 pm at the Conway Town Office in Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Bill Barbin; Eliza Grant; Erik Corbett; Alternate, Ted Phillips; Alternate, Steven Hartmann; Planning Director, Thomas Irving; and Planning Assistant, Holly Whitelaw. Alternate, Steven Steiner was in attendance.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Ms. Grant, to approve the Minutes of May 27, 2021 as written. Motion carried with Mr. Barbin abstaining from voting.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Colbath appointed Ted Phillips as a voting member.

CMR PROPERTIES, LLC (FILE #FR21-08 & #S21-10) – CONCURRENT SITE PLAN AND UNIT SUBDIVISION REVIEW (PID 214-84.1 & 84.2)

Josh McAllister of HEB Engineers appeared before the Board. This is an application to develop phases II through V consisting of four additional buildings to accommodate 73,615 square feet of commercial space and 62 residential units with associated infrastructure and a land unit (Unit 1-A of 0.86 of an acre). Mr. McAllister gave an overview of the project.

Mr. Porter made a motion, seconded by Ms. Byers, to accept the application of CMR Properties, LLC for a concurrent site plan and unit subdivision review as complete. Motion carried unanimously.

Mr. McAllister reviewed the project with the Board. Mr. Colbath asked for Board comment; Mr. Corbett stated the Board received a letter from North County Council and brought up lighting. Mr. McAllister stated all proposed lighting on site is IDA compliant; they are asking for waiver from lighting to maintain the current night skiing lights. Mr. Corbett stated their letter also brought up employee housing and asked if there has been any thought of building employee housing. Mr. McAllister stated this application does not consider employee housing or affordable housing.

Mr. Colbath asked for public comment; there was none. Mr. Irving stated in regards to the waiver request for §110-6, this is relative to an adjacent lot to which no changes are proposed; instead of entertaining a waiver the Board may want to make a finding that the proposed changes to that site are insignificant to the existing development and pursuant to the provisions of §110-4.A.(5) a site plan review will not be required.

Mr. Corbett stepped down at this time. Mr. Colbath appointed Mr. Hartmann as a voting member.

Adopted: June 24, 2021 – As Written
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Mr. Porter made a motion, seconded by Mr. Colbath, that the proposed changes to PID 214-84.1 are insignificant to the existing development and pursuant to §110-4.A.(5) a site plan review is not required. Motion carried unanimously.

Mr. McAllister read a waiver request for §110-6.B.(2). **Mr. Porter made a motion, seconded by Mr. Hartmann, to grant the waiver request for §110-6.B.(2).** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-6.B.(4), Setbacks. **Mr. Porter made a motion, seconded by Ms. Byers, to grant the waiver request for §110-6.B.(4), Setbacks.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-26. **Mr. Porter made a motion, seconded by Mr. Colbath, to grant the waiver request for §110-26.** Mr. Colbath asked for Board comment; Mr. Hartmann asked if all new lighting is IDA compliant. Mr. McAllister answered in the affirmative. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-6.A. **Mr. Porter made a motion, seconded by Ms. Byers, to grant the waiver request for §110-6.A.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-6.B.(4), Surveyed Property Lines. **Mr. Porter made a motion, seconded by Mr. Hartmann, to grant the waiver request for §110-6.B.(4), Surveyed Property Lines.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-6.B.(4), Uses/Sizes/FFE of Existing Buildings. **Mr. Porter made a motion, seconded by Mr. Hartmann, to grant the waiver request for §110-6.B.(4), Uses/Sizes/FEE of Existing Buildings.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read a waiver request for §110-29 & §130-36.(1)(a). **Mr. Porter made a motion, seconded by Mr. Barbin, to grant the waiver request for §110-29 & §130.36.(1)(a).** Mr. Colbath asked for Board comment; Mr. Porter stated he is concerned with the development of this property and overdeveloping. Mr. Porter stated he would like to see more trees in the parking areas. Mr. McAllister stated the number of trees proposed in the immediate area of the hotel meets the landscaping requirements and was approved. Mr. McAllister referred to sheet 20 of 35 and stated it is proposed to meet the tree requirements in and around the buildings, we are using the tree count areas at the base of the parking lots to meet the disturbed area that already exist on the property.

Mr. Porter stated he doesn't see any islands in the parking lots. Mr. McAllister stated they are requesting a substitution for parking lot design; however, the hotel, Kearsarge Brook and the parking lot adjacent to the long building near the stream is designed to meet the Town requirements. Mr. McAllister stated the parking substitution request is to maintain the gravel parking lots without islands for easier snow removal. **Motion carried unanimously.**

Mr. Porter made a motion, seconded by Mr. Colbath, to accept the parking lot design request for §110-22. Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Porter made a motion, seconded by Ms. Grant, to accept the parking substitution request for §110-21. Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Ms. Byers asked what is the max capacity of skiers at Cranmore. Mr. McAllister answered 4,650. Mr. Porter stated in regard to the impact of the neighboring area, how much more development can happen before the surrounding area will start to fail. Mr. McAllister stated we showed a Master Plan for this area in 2014, and this is the end of that master plan. Mr. McAllister stated it is going to take many years to execute this plan. Mr. Porter stated at some point accessibility will have to be addressed.

Mr. Colbath stated he understands the steady march of development, but we are losing our hometown mountain. Ms. Grant asked if a traffic study is necessary, and stated her concern is not about the site itself, but for the surrounding area. Mr. Irving stated the traffic analysis was addressed with the previous application when they did the special exception for the resort hotel; a comprehensive traffic analysis was done at the Zoning Board of Adjustment level.

Mr. Irving stated one of the requested changes is to amend the phasing plan note to indicate that the entire development will be deemed vested upon completion of phase II.

Mr. Porter made a motion, seconded by Mr. Barbin, to conditionally approve the concurrent site plan and unit subdivision for CMR Properties, LLC conditionally upon Town Engineer approval; North Conway Fire Chief approval; North Conway Water Precinct water and sewer approval; NHDES Wetlands permit amendment and indicating permit number on plan; NHDES Alteration of Terrain permit amendment and indicating permit number on plan; NHDES Sewer Connection permit amendment; NHDES Water Supply permit amendment; addressing pending items noted on checklist; revising waivers/substitutions granted tables as necessary; revising vesting note(s); submitting four copies of revised plans with original stamps and signatures; submitting a Mylar for recording; submitting \$600 for Inspection 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 June 9, 2022. Motion carried unanimously.

OTHER BUSINESS

There was no Other Business.

Meeting adjourned at 7:46 pm.
Respectfully Submitted,

Holly L. Whitelaw, Planning Assistant