

CONWAY PLANNING BOARD

MINUTES

MARCH 9, 2023

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CONWAY PLANNING BOARD

MINUTES

MARCH 9, 2023

A meeting of the Conway Planning Board was held on Thursday, March 9, 2023 beginning at 6:00 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen’s Representative, Steve Porter; Vice Chair, Ailie Byers; Secretary, Erik Corbett; Eliza Grant; Bill Barbin; Alternate, Ted Phillips; Planning Director, Jamel Torres; and Planning Assistant, Holly Whitelaw.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Colbath appointed Mr. Phillips as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Barbin, to approve the minutes of February 9, 2023 – Conway Planning Board and Master Plan Steering Committee; February 9, 2023 – Conway Planning Board; and February 23, 2023 as written. Motion carried with Mr. Porter abstaining from voting and Ms. Byers as present.

MCDONALDS CORP/MCDONALDS USA, LLC (FILE #FR23-02) – FULL SITE PLAN REVIEW CONTINUED (PID 235-11)

This is an application to redevelop the site by remodeling the interior and exterior of the building by demolishing the PlayPlace, constructing an addition to relocate the drive-thru cash window and reconfiguring the existing drive-thru to a dual order point layout with associated infrastructure at 1750 White Mountain Highway, North Conway. This application was accepted as complete on February 9, 2023.

Mr. Torres stated that the applicant has requested a continuance. **Mr. Porter made a motion, seconded by Mr. Phillips, to continue the full site plan review for McDonalds Corp/McDonalds USA, LLC until April 13, 2023. Motion carried unanimously.**

OTHER BUSINESS CONTINUED

Type C Design, LLC/Samuel O’Reilly House (File #NA23-02) – Dan Lucchetti of HEB Engineers appeared before the Board. Matt Spofford of the Samuel O’Reilly House was in attendance. This is a request to construct a 2,707 square foot patio at 3046 White Mountain Highway, North Conway (PID 215-32). Mr. Lucchetti stated this is a small patio and retaining wall along the southwestern portion of the property at the top of the bank.

Mr. Porter asked if this would present a future impact to the site. Mr. Torres stated the impact most likely would be minimal; given its location behind the existing structure you may not be able to see it.

**Adopted: March 23, 2023 – As Written
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Mr. Porter stated when they have functions there is a lot of spillage of vehicles on the front lawn and near Route 16. Mr. Porter stated he is concerned with cars parked all within the greenspace. Mr. Colbath asked if this was to go through site plan review would there be any increase in parking standards. Mr. Torres stated not for structural space, but the Board could request information on the amount of vehicles coming in and out of the site.

Mr. Torres asked if this is going to increase traffic or is this more of an amenity for the existing amount of traffic. Mr. Lucchetti stated this is an amenity. Mr. Spofford stated there is no intention of anything getting any bigger or any more frequent.

Ms. Grant stated she is concerned with the traffic from this site; their website clearly advertises 80-100 person weddings. Ms. Grant stated they are not all sleeping in this B & B and this is not pre-existing of this property. Ms. Grant stated she feels this needs to have a site plan to be doing this; she is concerned with the intensity of use on this site. Mr. Torres stated he is not sure if this request would increase the intensity of the use on the site. Ms. Grant asked if this site has been through a site plan. Mr. Torres stated there have been two Planning Board non-applicable, a minor review, and a staff non-applicable.

Ms. Byers stated if this was to go before site plan review the only parking we could look at would be the bedroom capacity for the B&B; nothing that would exceed that number. Mr. Torres agreed. Mr. Colbath asked Mr. Spofford if the parking has been brought to his attention. Mr. Spofford stated we usually have people out there for parking, it is supervised. Mr. Spofford stated there are plans for some additional parking in the future.

Mr. Porter made a motion, seconded by Mr. Phillips, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction of a 2,707 square foot patio is not subject to a 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 carried with Ms. Grant voting in the negative.

Selectmen's Report: Mr. Porter discussed the deliberative session that was held on Monday. There was a brief discussion regarding the proposed Charter Commission.

Issues for Consideration: There was a brief discussion on issues that the Board wants to address in the site plan review and subdivision regulations. Mr. Torres stated he will generate a list. Mr. Torres stated he has received several pages of questions from the Master Plan consultant.

Media Questions: Tom Eastman of the Conway Daily Sun asked about any comments against the moratorium. Mr. Colbath stated he encountered one person who had negative feelings about it; most people are in support.

Meeting adjourned at 6:41 pm.
Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant