

CONWAY PLANNING BOARD

MINUTES

JUNE 27, 2024

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CONWAY PLANNING BOARD

MINUTES

JUNE 27, 2024

A meeting of the Conway Planning Board was held on Thursday, June 27, 2024, beginning at 6:00 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen’s Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Erik Corbett; Eliza Grant; Bill Barbin; Ted Phillips; Town Planner, Ryan O’Connor; and Assistant Planner, Holly Whitelaw. Alternate Nat Lucy was in attendance.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Corbett, to adopt the Minutes of June 13, 2024, as written. Motion carried, with Ms. Byers abstaining from voting.

AGENDA OUT-OF-ORDER

Mr. Porter made a motion, seconded by Chair Colbath, to take Other Business first. Motion carried unanimously.

OTHER BUSINESS

Residences at Saco River, LLC (File #FR23-07 & #S23-08) – Request to extend conditional approval (PID 246-23)

Mark Lucy of Horizons Engineering appeared before the Board representing the Residences at Saco River, LLC seeking a one-year extension of the conditional approval.

Mr. Porter made a motion, seconded by Mr. Phillips, to extend the conditional approval for the Residences at Saco River, LLC until July 10, 2025. Motion carried unanimously.

Residences at Saco River, LLC (File #FR23-07 & #S23-08) – Review of proposed disturbance to existing river embankment at 1552 White Mountain Highway, North Conway (PID 246-23)

Mark Lucy of Horizons Engineering appeared before the Board representing the Residences at Saco River, LLC. He reviewed a grading issue with Townhouse 1 that was detected by Town Engineer Paul DegliAngeli and how it is being resolved. He reviewed the status of permits that have been applied for and granted.

Mr. O'Connor noted the project meets Town site plan regulations and has been approved by state permitting. He said Mr. DegliAngeli believes the site can be safely constructed and wanted the Board to be aware of the issue.

Chair Colbath asked for Board comment.

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Mr. Porter asked if this excavation will speed up any issues that could be caused by flooding due to changing weather patterns. Mr. O'Connor noted the majority of the bank will remain stabilized, as it is today. Mr. Lucy added the bank is completely vegetated.

Ms. Grant expressed concern over the excavation and the stability of the bank, and the proximity of the townhouses to the river.

Chair Colbath noted the increasing occurrence of floods and asked if they could remove less soil and raise the structure, and still retain the desired sightline. Mr. Lucy agreed to lift the floor level 5 feet and resolve the grading issue.

Mr. Porter made a motion, seconded by Ms. Grant, to amend the conditional approval to raise the proposed structure on the southern side of the property by 5 feet and draft a maintenance agreement stating vegetation requirements and complete stabilization of the bank. Motion carried unanimously.

Tarberry Company, LLC (File #NA24-10)

This is a request for 24 seats for outdoor dining at 2680 White Mountain Highway, North Conway (PID 218-42 & 43).

Ace Tarberry and Sheila Duane of the Tarberry Company, LLC appeared before the Board to request approval for outdoor dining in the alley between their two businesses. Chair Colbath asked how the Fire Chief feels about access to the alley and the proximity of the buildings. Ms. Duane said the Chief is in favor of it, as long as a 3-foot walkway is maintained in the alley, due to a fire escape exiting onto it.

Mr. O'Connor noted the need to remove two tables from one end of the alley to accommodate handicapped parking. Mr. Tarberry said there is room for these tables; the plan does not accurately reflect the scale. Mr. O'Connor said the alleyway could be closed off and the Board could request more information on accessibility in the future. He noted the seating is not being expanded; the outside seating is included in the approved seat count. Staff also requested an easement, which has been drafted.

The Board commended the applicant on the project so far.

Ms. Whitelaw read the conditions of approval.

Mr. Porter made a motion, seconded by Ms. Grant, that the Planning Board determined that based on the provisions of §110-4.A.(5), regarding applicability, that the 24 seats for outdoor dining located on the boundary line between the two parcels to benefit PID 219-43 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 conditionally upon removing the two, two-top tables at the west end of the walkway. The perimeter sidewalks on both parcels shall remain clear; North Conway Fire Chief approval of revised outdoor dining area that eliminates the walkway; if the North Conway Fire Chief

does not approve the revised outdoor dining area that eliminates the walkway, the following conditions shall apply: a) the walkway width between the buildings is to be maintained at 36” and open at all times; and b) prior to occupancy, the walkway must be ADA compliant; revising the easement to the satisfaction of the Town and submit for review; submitting a copy of the recorded easement; if easement is relinquished, this approval is null & void; there is to be no more than 358 seats inside and outside per approval #FR22-11. This approval does not permit any additional seating or occupancy on or within PID 218-42 and PID 218-43; this area shall not be occupied until all conditions have been met; and this conditional approval expires on December 12, 2024. Motion carried unanimously.

PUBLIC HEARING – PROPOSED AMENDMENTS TO SITE PLAN REVIEW REGULATIONS

§110-29.B. – Greenspace: The purpose of this amendment is to increase required greenspace from 30% to 40% in the RA, CCVR, CVR, and NCVR districts, and to increase required greenspace from 30% to 35% in the HC and CCVC districts. Proposed structures that exceed 10,000 square feet will be subject to an additional 10% greenspace requirement, which may be waived for structures restricted for long-term residential use. Greenspace requirements within the CVC and NCVC districts would be reduced to 20%.

Mr. O'Connor reviewed the amendment and explained how it would be implemented.

Chair Colbath asked for Board comment; there was none.

Chair Colbath opened the public hearing at 6:45 pm.

Chair Colbath asked for public comment.

Shawn Bergeron of Bergeron Technical expressed concern about modifying the requirements in the Village Districts such that developers and redevelopers are forced to move away from the Villages. Mr. Porter said if these changes are implemented in the Village Districts, it might affect the integrity of the districts. Mr. O'Connor said that zoning ordinances could help with this.

Mr. Bergeron expressed concern about the lack of definition of occupiable floor area. Mr. O'Connor also noted the need for definitions of new development and redevelopment.

Michael Mitchrone, General Manager of Settlers Green, asked for clarification on new development versus redevelopment. He asked the Board to examine a set of sites to determine if the numbers being used are accurate and what impact they will have. The Board discussed the origin of the greenspace figures and the impact of the current numbers.

Mr. Mitchrone asked if the size of the lot would be a better measurement than the size of the building. Mr. O'Connor explained there are different ways to measure and perhaps this could be addressed through zoning. He described options to meet or waive the greenspace requirements. He said if stormwater requirements are met, there could be a reduction in greenspace requirements.

Mr. Bergeron asked if greenspace could be reduced by the use of solar energy or heat pumps. He noted this will reduce the carbon footprint, but will not reduce impervious surfaces and thus not protect the Saco River.

Chair Colbath closed the public hearing at 7:21 pm.

Mr. Porter made a motion, seconded by Ms. Grant, to adopt the proposed amendments to §110-29.B. Greenspace as written. Motion carried unanimously.

§110-29.A. – Buffer Areas: The purpose of this amendment is to increase the required vegetative buffer area in the HC district. An additional 1 foot of buffer area would be required per 1,000 square feet of total site occupiable floor area in excess of 10,000 square feet. This requirement may be waived for developments restricted for long-term residential use and the redevelopment of existing sites.

Mr. O'Connor reviewed the amendment.

Chair Colbath opened the public hearing at 7:23 pm.

Chair Colbath asked for public comment; there was none.

Chair Colbath asked for Board comment. The Board agreed these were appropriate changes.

Chair Colbath closed the public hearing at 7:23 pm.

Mr. Porter made a motion, seconded by Ms. Grant, to adopt the proposed amendments to §110-29.A. – Buffer Areas as written. Motion carried unanimously.

OTHER BUSINESS CONTINUED

Discussion Commercial Zoning Districts

Mr. O'Connor explained the Board agreed to establish a commercial core district, separate from the highway commercial zone, to consolidate larger-scale development. He presented an example of what this district could look like. The Board discussed the proposed boundaries and made suggestions for changes.

Michael Mitchrone, General Manager of Settlers Green, asked for clarification of this district and Mr. O'Connor provided it.

Shawn Bergeron of Bergeron Technical Services offered information on the proposed district. Mr. O'Connor noted the boundaries could shift as the uses that will be included in this district are established.

Mr. O'Connor said the Board needs to establish what development looks like in the highway commercial zone and in the commercial core district. The Board discussed this. Ms. Grant offered to create a draft permitted uses table of what is being proposed to facilitate this process.

HOP Grant Committee Update:

The Committee will meet on June 28th to review changes since the last meeting, including reduced lot sizes with access to sewer and water, the cluster development ordinance, cottage core ordinance, and how affordability fits into the ordinance. An updated will be presented at the next Board meeting.

Selectmen's Report:

Mr. Porter said the Selectboard will not entertain holding another Planning Board public hearing pertaining to the rec path. The Selectboard will hold a final public hearing when the plans are finalized; no date has been set for this. He noted that Planning Board members are welcome to attend that hearing and express their concerns.

Chair Colbath thanked Mr. Porter for supporting the wishes of the Planning Board in this process. He encouraged Board members to attend the meeting and expressed disappointment that the Planning Board will not be able to have a discussion as would typically occur for a development.

Mr. Barbin expressed disappointment that the Selectboard is allowing pavement to be placed in Whitaker Woods.

Ms. Grant said she was unable to find a strategic plan for the rec path on the Trails Association website and would be interested in seeing one. She believes the Board should have input as one is created, if it does not exist. She asked why the rec path needs to go through Whitaker, which already has a good trail system. Mr. O'Connor suggested compiling questions to present to the Trails Association and the Board agreed.

Mr. Phillips thanked Mr. Porter for supporting the Planning Board. He believes the Board needs to do its own due diligence and submit a non-binding opinion on the rec path. He asked Mr. O'Connor for a timeline before the path is finalized and he provided it. Mr. Phillips emphasized the Planning Board is more equipped than the Selectboard to address the rec path.

Issues for Consideration:

There were none.

Media Questions:

Tom Eastman of the Conway Daily Sun noted the North Conway Water Precinct would also like to have input on the rec path, due to its potential impact on water quality. He asked Chris Meyer if the path has to be paved and was told the funding required it. Mr. Eastman asked if an ADA-accessible trail is needed everywhere and who makes the determination of the demand. The Board discussed if crushed gravel would be a suitable replacement. Chair Colbath reiterated the Planning Board deals with development and the aspects of it, which is not a normal function of the Selectboard, and thus might be more equipped with the skillset to ask questions pertinent to the longevity of the project. He noted this path will also require a significant pedestrian crossing.

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Mr. Eastman asked if the Tarberry River Run project is still alive. Chair Colbath said he believes they have decided to focus their energies elsewhere.

Mr. Eastman asked if the rezoning process is still a work in progress. Chair Colbath said it will be a work in progress for years and the citizens of Conway can expect to see warrant articles about it.

The meeting was adjourned at 8:18 pm.

Respectfully submitted,
Beth Haggeli



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MEMO

To: Planning Board
From: Planning Staff
Date: June 20, 2024

Re: June, Planning Board Work Session

Dear Planning Board,

The following outlines what is to be reviewed at the upcoming work session:

Increases to Greenspace Requirements

Public hearings will be held for the proposed increases in greenspace at this meeting. Following our last discussion, the increased requirements have been tailored for each zoning district rather than providing an overarching requirement.

Within residential and industrial districts, greenspace is proposed to be 30%. This is a 10% increase in I-1 and I-2 districts while remaining the same in all residential zones.

The Highway Commercial and Center Conway Village Commercial District are proposed to be increased to 35% greenspace. For structures which exceed 10,000 square feet of occupiable floor area an additional 10% greenspace would be required. The additional 10% area could be waived or reduced by the Board for developments which incorporate long-term residential housing.

The redevelopment of previously disturbed sites would require a 2.5% increase in greenspace for each new site plan application. The intention is to incentivize the rehabilitation of existing structures rather than the development of vacant parcels.

In the Conway and North Conway Village Commercial Districts, greenspace is proposed to be decreased to 20%. The reasoning is to allow these areas to develop at a density which is similar to current conditions. Structures exceeding 10,000 square feet would be subject to additional buffer requirements to scale development and encourage the character of structures which exist today.

The proposed amendments would also note the 25% lot coverage limitations for properties within the Wetland and Watershed Overlay District which are currently in place.

At a future public hearing, the Board may consider adding the following definitions to our Site Plan Regulations to address new development and redevelopment. Those definitions are suggested below:

Redevelopment – Any site development on previously disturbed land for other than agricultural or silvicultural practices, which increases predevelopment impervious coverage by no greater than 10%.

New Development - Any site development for other than agricultural or silvicultural practices, which increases the predevelopment impervious coverage by greater than 10%.

Increases to Greenspace Buffer Requirements

In commercial zoning districts, an increased vegetated buffer area is proposed. For structures which exceed 10,000 square feet of occupiable floor area and additional 1 foot of buffer area would be required for each additional 1,000 square feet. The goal is to be able to scale development based on lot size. With this buffer requirement, the maximum lot coverage is approximately 50% for these larger structures. This requirement could be waived or reduced by the Board for developments which incorporate long-term residential housing.

The increased buffer is limited to parcels which front White Mountain Highway, North-South Road, and Eastman Road. This would work to preserve these corridors while allowing for less restrictions for interior lots that don't front main roads. This would allow for developments like Settlers Green or Ridgeline to develop the interior parcels without the increased buffer area. Larger structures over 10,000 square feet would still be subject to the increased greenspace requirements of 45%.

Commercial Development Discussion

We will have a zoning map printed to help our discussion for the creation of the Commercial Core District. The goal of this is to specify where commercial develop like hotels or large retailers may be located. With the creation of this district and keeping in mind that all districts may soon be rewritten, the zone would mimic the Highway Commercial District but the Board may consider the following exceptions:

- Hotels would be limited to the Commercial Core.
- Structures exceeding 20,000 square feet of occupiable floor area would be limited to the Commercial Core.
- Square footage limitations be considered for all other districts, for example structures exceeding the following amounts would require a Conditional Use Permit:
 - o 30,000 square feet in Industrial
 - o 20,000 square feet in the Highway Commercial and Recreational Resort
 - o 12,000 square feet in the Commercial Core
 - o 10,000 square feet in Village Residential
- The Conditional Use Permit could require specific uses like residential for larger structures, greater architectural consideration, the creation of community benefits such as

workforce house, publicly accessible open space, enhanced walkability, or the instillation of public utilities which could serve the greater community.

Our current goal is to determine the district boundaries, structure scale, and permitted uses. From there, we'll draft the new zoning language and amend the permitted use table if the Board chooses to limit the square footage of structure in other districts.

Proposed Site Plan Changes to Increase Greenspace

§ 110-29. Landscaping.

Every lot shall comply with the following standards in order to: enhance site design; enhance privacy; separate, screen and shield potentially conflicting land uses or abutters from undue impact; reserve a portion of the lot to remain undeveloped, permeable, and vegetated; control excessive stormwater runoff; prevent soil erosion and pollution of water bodies; reduce heat, glare and dust; not detract from the Town's aesthetic qualities; and help integrate the built environment with the natural environment.

A. Buffer areas. Every lot shall reserve a buffer area along and within its perimeter boundaries in accordance with the following:

- (1) The buffer area shall be defined as that area within the front, sideline, and back lot line setbacks as specified in Chapter 190, Zoning, of the Conway Code, and 100 feet from the platted right-of-way of the North-South Road between the extension of the center line of Barnes Road and the center line of Depot Road, except as limited in Subsection A(5) below, and setbacks from natural resources (such as from rivers or lakes) shall not apply;
- (2) The buffer area shall be vegetated with a mixture of deciduous and coniferous plantings, except for driveways and other features approved by the Board. The plantings shall be placed to shield structures and uses from the view of abutting properties where the abutting properties would otherwise be adversely impacted. [Amended 5-12-2022]
- (3) The buffer area shall not be used for merchandise display, vehicle parking or storage, or any other use which conflicts with the purpose and standards of this landscaping section;
- (4) Driveways shall cross the buffer areas at an angle of $90^{\circ} \pm 15^{\circ}$ to the perimeter boundary;
- (5) In the Conway Village Commercial and North Conway Village Commercial Districts, the buffer shall not include the area within the front setback. The purpose of this exception is to permit activities related to the primary use within this area, such as outdoor restaurant seating or merchandise display. Such uses shall require Board approval under this chapter, and related site improvements such as additional parking and drainage shall be required; and
- (6) In order to mitigate nuisance to abutting residential uses and residentially zoned lands, the Planning Board may increase the buffer depth to as much as 50 feet. The Board may also require additional mitigation (including but not limited to vegetation and fencing) or a combination of mitigation strategies to protect abutting residential properties.

B. Greenspace. Greenspace, defined as a permeable area of vegetated ground surface, may be landscaped or left in its natural state and is calculated in all zoning districts as exclusive of wetlands, water bodies, 1-percent annual chance flood areas (also called one-hundred-year floodplains), ten-year floodplains adjacent to Pequawket Pond, and slopes over 25%.

- (1) In all Residential and Industrial zoning districts (RA, CCVR, CVR, NCVR, I-1, I-2), greenspace shall comprise no less than 30% of the total lot area.
- (2) In the Highway Commercial (HC) and Center Conway Village Commercial (CCVC) districts, greenspace shall comprise no less than 35% of the total lot area.

Proposed Site Plan Changes to Increase Greenspace

- a. The redevelopment of a site in the HC and CCVC districts with less than 35% greenspace is required to provide a greenspace increase of 2.5% per site plan application. Redevelopment proposals should seek to bring existing sites into as close conformance with requirements as is practical.
 - b. New development with an occupiable floor area exceeding 10,000 square feet shall be subject to an additional 10% greenspace requirement. This requirement may be waived or reduced by the Board for developments which incorporate restricted long-term residential units.
- (3) In the Conway Village Commercial (CVC) and North Conway Village Commercial (NCVC) districts, greenspace shall comprise no less than 20% of the total lot area.
- a. Redevelopment proposals should prioritize the preservation of existing facades, rooflines, scale, walkability and character of the site while increasing greenspace as practicable.
- (4) Impervious surface coverage within the WWPO shall not exceed 25%; including but not limited to buildings, sidewalks, driveways, and parking areas as per 190-28 C.
- C. ~~In the Industrial-1 District, greenspace shall comprise no less than 25% of the total lot area, inclusive of wetlands, one-hundred year floodplains (or ten-year floodplains adjacent to Pequawket Pond), and exclusive of slopes over 25% and water bodies.~~ Industrial uses in the Industrial-1 District shall plant, at a minimum, trees 50 feet on center in the rear and side setback areas. Trees shall be planted 25 feet on center in all front setback areas. Where buffer areas are adjacent to sites that are landscaped, every effort shall be made to stagger tree plantings such that they fill in the existing voids on the adjacent site. Additionally, every effort shall be made to save existing trees on site. Additional tree plantings may be required by the Board to screen the visual impact of buildings and to aid in noise reduction.
- D. Trees. All lots regulated by this chapter (except those subject to Subsection C) shall have trees in accordance with Subsection D(1) through (11) below.
- (1) Trees, either newly planted or existing on the lot, shall be provided at the rate of one tree per 500 square feet of disturbed area, provided that, in the case of an expansion of an existing site, credit for existing trees shall be granted only for trees which the applicant demonstrates are in excess of the requirements for the existing site under this chapter;
 - (2) To be credited as landscaping, a tree shall have a caliper of at least three inches at a point six inches above the top of the root ball;
 - (3) Credit for landscaping shall only be given to existing trees within 70 feet of the proposed main structure(s) or parking lots;
 - (4) For existing trees which will be preserved, those with a caliper of 12 inches or more may be credited by the Board as two trees, and those with a caliper of 24 inches or more may be credited by the Board as four trees, provided the applicant complies with the relevant provisions of Subsection D(4), (5), (6), (7), (8) and (9) below;
 - (5) To be credited as landscaping, any tree which is planted within 25 feet of a street right-of-way shall not be of a salt-sensitive species, and appropriate documentation shall be presented with the landscaping plan;

Proposed Site Plan Changes to Increase Greenspace

- (6) A minimum of 50% of the total number of required trees for the entire site shall be located in islands and along the borders of the required parking lot(s);
- (7) Lots which require traffic control islands pursuant to § 110-23 shall locate at least 10% of the total number of required trees for the entire site within the required traffic control islands;
- (8) Street trees are required to be planted as part of the landscaping required herein. Salt-tolerant trees as defined in the manuals referenced in Subsection D(10) below, of at least three-inch caliper measured at a point six inches above the root ball, shall be planted no more than five feet from the property line along all public and private rights-of-way, at a rate of at least one tree per 50 feet of right-of-way. Accordingly, trees should be planted 50 feet on center. Trees shall be planted between the road and the sidewalk where practical. A minimum of two street trees shall be required per lot. The Planning Board shall provide guidance as to the planting location of all proposed street trees; [Amended 4-11-2017 ATM by Art. 29; 4-14-2022]

Tree size and planting locations shall be selected so that the tree, upon reaching its mature size, shall not interfere with existing overhead utility lines, unless, as a part of the application, the overhead lines are to be relocated;
- (9) Planting and transplanting of trees shall be in accordance with accepted horticultural standards, as specified in The Planting and Care of Shade Trees (Maine Forest Service and NH Cooperative Extension Service, Bulletin No. 10, June 1985), or an equivalent technical manual approved by the Board; and
- (10) Existing trees that are to be credited as landscaping shall be protected during site construction activities. A snow fence shall be erected around the tree to protect the roots from soil compression and to help prevent branches from being broken. No storage of any materials or driving of any vehicles within the fenced-in area shall be permitted. The fence shall be no closer to the trunk of the tree than 8.5 feet, and additional distance may be required if the Board deems it necessary to carry out the purposes of this section. In addition, an undisturbed 8.5-foot radius shall be preserved around each existing tree that is to be credited as landscaping, measured from the trunk.

E. General standards. The following general standards shall apply to all lots:

- (1) Landscaping shall not obstruct the line of sight, or create other hazards for vehicular and pedestrian traffic;
- (2) Snow storage shall not be allowed in areas where the trees could be damaged or destroyed; and
- (3) Shrubs, flower beds and other vegetative landscaping shall be permitted at the property owner's discretion. Suitable vegetative ground cover shall be maintained to ensure soil stability.

Proposed Site Plan Changes to Increase Greenspace

§ 110-29. Landscaping.

Every lot shall comply with the following standards in order to: enhance site design; enhance privacy; separate, screen and shield potentially conflicting land uses or abutters from undue impact; reserve a portion of the lot to remain undeveloped, permeable, and vegetated; control excessive stormwater runoff; prevent soil erosion and pollution of water bodies; reduce heat, glare and dust; not detract from the Town's aesthetic qualities; and help integrate the built environment with the natural environment.

- A. Buffer areas. Every lot shall reserve a buffer area along and within its perimeter boundaries in accordance with the following:
- (1) The buffer area shall be defined as that area within the front, sideline, and back lot line setbacks as specified in Chapter 190, Zoning, of the Conway Code, and 100 feet from the platted right-of-way of the North-South Road between the extension of the center line of Barnes Road and the center line of Depot Road, except as limited in Subsection A(5) below, and setbacks from natural resources (such as from rivers or lakes) shall not apply;
 - (2) The buffer area shall be vegetated with a mixture of deciduous and coniferous plantings, except for driveways and other features approved by the Board. The plantings shall be placed to shield structures and uses from the view of abutting properties where the abutting properties would otherwise be adversely impacted. [Amended 5-12-2022]
 - (3) The buffer area shall not be used for merchandise display, vehicle parking or storage, or any other use which conflicts with the purpose and standards of this landscaping section;
 - (4) Driveways shall cross the buffer areas at an angle of $90^{\circ} \pm 15^{\circ}$ to the perimeter boundary;
 - (5) In the Conway Village Commercial and North Conway Village Commercial Districts, the buffer shall not include the area within the front setback. The purpose of this exception is to permit activities related to the primary use within this area, such as outdoor restaurant seating or merchandise display. Such uses shall require Board approval under this chapter, and related site improvements such as additional parking and drainage shall be required; and
 - (6) In order to mitigate nuisance to abutting residential uses and residentially zoned lands, the Planning Board may increase the buffer depth to as much as 50 feet. The Board may also require additional mitigation (including but not limited to vegetation and fencing) or a combination of mitigation strategies to protect abutting residential properties.
 - (7) In Commercial zoning districts, parcels fronting on White Mountain Highway, North-South Road, or Eastman Road are subject to an additional buffer area. Development which exceeds 10,000 Square Feet of occupiable floor area shall provide an increased buffer of 1 foot for each additional 1,000 Square Feet of occupiable floor area. This requirement may be waived or reduced for developments which incorporate restricted long-term residential units or for the redevelopment of existing sites.