

CONWAY PLANNING BOARD

MINUTES

OCTOBER 11, 2018

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• September 27, 2018 – Adopted as Written |
| 1 | Old Bartlett, LLC – 2-Unit Subdivision Review (PID 214-80) File #S18-10 <ul style="list-style-type: none">• Approved; Plans Signed |
| 1 | Memorial Hospital – Full Site Plan Review (PID 215-61) File #FR18-07 <ul style="list-style-type: none">• Conditionally approved |
| 2 | Other Business <ul style="list-style-type: none">• Kennett Company/Pine Hill Senior Care Community (PID 262-71) – Request for a Concurrent Site Plan and Subdivision Review |

CONWAY PLANNING BOARD

MINUTES

OCTOBER 11, 2018

A meeting of the Conway Planning Board was held on Thursday, October 11, 2018 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Michael Fougere; Secretary, Sarah Verney; Benjamin Colbath; Public Works Director, Paul DegliAngeli; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Colbath made a motion, seconded by Mr. Fougere, to approve the Minutes of September 27, 2018 as written. Motion carried with Ms. Verney abstaining from voting.

OLD BARTLETT, LLC – 2-UNIT SUBDIVISION REVIEW (PID 214-80) FILE #S18-10

Kevin Tilton of HEB Engineers appeared before the Board. This is an application to create two residential units on Old Bartlett Road and Whitaker Lane, North Conway. Mr. Tilton gave an overview of the project. **Mr. Porter made a motion, seconded by Ms. Verney, to accept the application of Old Bartlett, LLC for a subdivision review as complete. Motion carried unanimously.**

Mr. Hartmann asked for Board comment; there was none. Mr. Hartmann asked for public comment; Virginia Munnes asked if the buildings would be two-stories. Mr. Tilton stated he does not know the specifications of the buildings. Ms. Munnes asked what are the dimensions of the buildings. Mr. Tilton answered approximately 25' x 50'. Ms. Munnes asked if they would be connecting to her water and sewer. Mr. Tilton answered in the negative, and stated there is a stub within the Old Bartlett Road right-of-way.

Mr. Porter made a motion, seconded by Mr. Fougere, to approve the 2-unit subdivision for Old Bartlett, LLC. Motion carried unanimously. The plans were signed.

MEMORIAL HOSPITAL – FULL SITE PLAN REVIEW CONTINUED (PID 215-61) FILE #FR18-07

Ken Costello of SMRT Architects and Engineers appeared before the Board. This is an application to construct a 22-space parking lot at 3073 White Mountain Highway, North Conway. Mr. Costello gave an overview of the project. **Ms. Verney made a motion, seconded by Mr. Colbath, to accept the application of Memorial Hospital for a full site plan review as complete. Motion carried unanimously.**

Mr. Hartmann asked for Board comment; Mr. Colbath asked if trees were to be planted. Mr. Costello stated three trees exist, but they need to be removed and will be replaced with three trees.

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Mr. Porter asked how much lighting there would there be. Mr. Costello answered two light poles; they will shine away from the street towards the parking lot. Mr. Porter asked the elevation of the poles themselves. Mr. Costello stated they meet the Town's requirement. Mr. Hartmann asked if this is primarily employee parking. Mr. Costello answered in the affirmative and stated it is for overflow employee parking that will primarily be used during the day.

Mr. Hartmann asked for public comment; Joe, Facilities Manager for Memorial Hospital, stated that are trying to provide the best experience to the clients that we serve and our employees. Joe stated they have up to 400 parking spaces and it just doesn't seem to be enough; this will give us the extra space that is needed.

Ms. Meserve read the waiver requests for §110 under previous File #FR06-03; §110 under previous File #FR15-05; and §110-29.B. **Mr. Porter made a motion, seconded by Ms. Verney, to grant the waiver requests for §110 reaffirming the waivers granted under File #FR06-03; §110 reaffirming the waivers granted under File #FR15-05; and §110-29.B.**

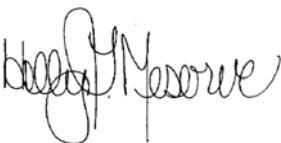
Mr. Hartmann asked for Board comment; Mr. Fougere asked about security in this area. Joe stated he is also the Security Manager for Memorial Hospital and they have a full-time security force that is available 24-7. Joe stated security will be provided in this location. Joe stated he does not see this parking area being used in the evening as there are more people during the day. Mr. Porter stated that the hospital has used this location for parking over the years. **Motion carried unanimously.**

Mr. Colbath made a motion, seconded by Ms. Verney, to conditionally approve the full site plan for Memorial Hospital conditionally upon North Conway Fire Chief approval; submitting three plan sets with original stamps and signatures; submitting any supplemental review fees; submitting \$200 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 January 24, 2019. Motion carried unanimously.

OTHER BUSINESS

Kennett Company/Pine Hill Senior Care Community (PID 262-71) – Request for a Concurrent Site Plan and Subdivision Review: Shawn Bergeron of Bergeron Technical appeared before the Board. **Mr. Porter made a motion, seconded by Mr. Colbath, to accept a submission from the Kennett Company/Pine Hill Senior Care Community for a Concurrent Site Plan and Subdivision Review. Motion carried unanimously.**

Meeting adjourned at 7:22 pm.
Respectfully submitted,



Holly L. Meserve, Recording Secretary