

CONWAY PLANNING BOARD

MINUTES

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A meeting of the Conway Planning Board was held on Thursday, February 24, 2022 beginning at 7:00 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Sarah Frechette; Bill Barbin; Eliza Grant; Erik Corbett; Planning Director, Jamel Torres; and Planning Assistant, Holly Whitelaw. Alternates Ted Phillips and Steven Steiner were in attendance.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Barbin made a motion, seconded by Ms. Byers, to approve the minutes of February 10, 2022 as written. Motion carried unanimously.

VALLEY SPRINGS CAR WASH, LLC (FILE #FR21-19) – FULL SITE PLAN REVIEW CONTINUED (PID 265-128.1)

Dan Lucchetti of HEB Engineers appeared before the Board. Curtis and Noah Coleman were in attendance. This is an application to construct a 3,923 square foot, 5-bay car wash with exterior vacuum stations and associated infrastructure. This application was accepted as complete on December 9, 2021.

Mr. Lucchetti stated the proposed hours of operation are 6:00 am to 11:00 pm. Mr. Lucchetti stated a traffic impact study was requested by the Board which was not completed; conversations with NHDOT determined that a two-way left turn lane analysis was the only study that they needed. Mr. Lucchetti stated that study found that the center turn lane needed to be extended based on the trips generated by this site.

Mr. Lucchetti stated they completed a sound study; during the day hours there were no negative impacts, but after 7:00 pm there is some impacts to the surrounding properties. Mr. Lucchetti stated a stockade fence has been added to the top of the retaining wall to provide screening. Mr. Lucchetti stated an easement with the Town has been discussed and they have agreed to a 10-foot-wide easement for a rec path.

Mr. Lucchetti stated the retaining wall design was modified to prevent riprap in the vegetated buffer; the wall was extended to the north with a 90-degree bend in it and changed the slope so it could be a grassed slope instead of riprap. Mr. Lucchetti withdrew the waiver request for §110-29.A.(2).

Mr. Colbath asked if there was a noise study for the vacuums. Mr. Lucchetti answered in the affirmative and stated the vacuums were included in the study. There was a discussion regarding the decibel levels and the impacts.

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Ms. Grant asked why 11:00 pm when the noise ordinance is 10:00 pm. Noah Coleman stated to maximize the hours of operation, and input from others that they consulted with have indicated that the optimal hours are 6:00 am to 11:00 pm.

Mr. Colbath stated he likes to see a mix between conifers and deciduous, so it would be nice to see dispersed through there a few conifers. Mr. Torres stated he would like to see a few more plantings in the center median that is perpendicular to the driveway to help screen the large parking area.

Mr. Colbath asked for public comment; there was none.

Mr. Lucchetti read waiver requests for §110-20.G; §110-21.A; and §110-29.D.(8). **Mr. Barbin made a motion, seconded by Mr. Porter, to grant the waiver requests for §110-20.G; §110-21.A; and §110-29.D.(8).** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Porter made a motion, seconded by Ms. Byers, to conditionally approve the full site plan review for Valley Springs Car Wash, LLC conditionally upon Town Engineer approval; NHDOT Driveway permit and indicate permit number on plan; indicating a pedestrian access area connecting to Davis Park on the plan; submitting a recorded pedestrian access easement and indicate book and page on plan; replacing “right only” sign with “one way” sign (with right arrow) at site entrance on plan; removing all signage on building elevations; adding a note to the plan indicating the expected decibel levels as a result of the proposed development; adding a note to the plan indicating that the dryers for the proposed car wash will operate with the exterior doors closed at all times; adding a plan note indicating the anticipated hours of operation of 6:00 am to 11:00 pm; indicating two or three additional tree plantings within the proposed median area between the proposed building and site entrance; revising the landscaping plan for a mixture of conifers and hardwoods on the site as discussed with the Planning Board; submitting four copies [three to remain with the Town] of revised plans with original stamps and signatures; submitting \$200 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 an expiration date of February 23, 2023. Motion carried unanimously.

PUBLIC HEARING – PROPOSED AMENDMENT TO THE SITE PLAN REVIEW REGULATIONS

§110-2. – Purpose: The purpose of this amendment is to include the language “...and (2) to recognize the will of the public as expressed in the Town’s Master Plan and utilize the Master Plan to review proposals to design and develop property and structures in Conway.”.

Mr. Colbath asked for Board comment; there was none. Mr. Colbath opened public comment at 7:30 pm. Mr. Colbath asked for public comment; there was none. Mr. Colbath closed public comment at 7:30 pm.

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Ms. Grant made a motion, seconded by Ms. Frechette, to amend the site plan review regulations regarding §110-2 as proposed. Motion carried unanimously.

OTHER BUSINESS

Alain R. Ginestet – Lot Merger (PID 290-39.1 & 39.2): Mr. Porter made a motion, seconded by Ms. Grant, to approve the lot merger requested by Alain R. Ginestet. Motion carried unanimously.

Selectmen's Report: The Board discussed the process to take suggestions/concerns to the Board of Selectmen.

Meeting adjourned at 7:50 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant