

CONWAY PLANNING BOARD

MINUTES

APRIL 8, 2021

PAGES

- | | |
|---|---|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• March 25, 2021 – Adopted as written |
| 1 | Appointment of Alternate Member |
| 1 | Public Hearing – Tree Removal on a Scenic Road – RSA 231:158 |
| 1 | Fairway Nominee Trust/New England Retail Properties (File #FR21-05) – Full Site Plan Review Continued (PID 246-56) |
| 3 | Other Business <ul style="list-style-type: none">• Mary Jane DiGregorio/GSSG New Hampshire, LLC (PID 259-104) – Request for a Concurrent Site Plan and Subdivision Review |

CONWAY PLANNING BOARD

MINUTES

APRIL 8, 2021

A meeting of the Conway Planning Board was held on Thursday, April 8, 2021 beginning at 7:01 pm at the Conway Town Office in Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Benjamin Colbath; Secretary, Sarah Frechette; Ailie Byers; Alternate, Steven Steiner; Planning Director, Thomas Irving; and Planning Assistant, Holly Whitelaw.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Ms. Byers, to approve the Minutes of March 25, 2021 as written. Motion carried unanimously.

APPOINTMENT OF ALTERANTE MEMBER

Mr. Hartmann appointed Steven Steiner as a voting member for the evening.

PUBLIC HEARING – TREE REMOVAL ON A SCENIC ROAD – RSA 231:158

Brian Salas, Arborist for Eversource, appeared before the Board. This is a public hearing for the removal of trees along designated scenic road Potter Road to facilitate utility services. Mr. Salas stated the trees were marked a few years ago, but never removed. Mr. Irving asked if the trees were dead. Mr. Salas stated the trees are either dead or hazardous. Mr. Salas stated there would be no cutting without the landowner's consent.

Tom Deans of Potter Road stated the pine tree needs to go. Mr. Deans stated there are only four trees marked on the road. Mr. Salas stated the ribbons are faded. Mr. Deans asked if the trees to be cut could be marked. After a brief discussion, Mr. Salas stated he would provide a map with the ribboned trees. Mr. Irving asked when would the cutting commence. Mr. Salas answered as soon as possible.

Mr. Porter made a motion, seconded by Mr. Colbath, to approve the proposed tree cutting with the condition that prior the cutting of trees a map be provided with proposed trees to be cut. Motion carried unanimously.

FAIRWAY NOMINEE TRUST/NEW ENGLAND RETAIL PROPERTIES (FILE #FR21-05) – FULL SITE PLAN REVIEW CONTINUED (PID 246-56)

Kevin Solli of Solli Engineering and Matthew Darling of New England Retail Properties appeared before the Board. This is an application to construct a 19,028 square foot retail building and associated infrastructure. This was continued from March 11, 2021.

Adopted: April 22, 2021 – As Written
CONWAY PLANNING BOARD – APRIL 8, 2021

Mr. Solli stated there has been concern regarding traffic, so we have submitted revised plans; we have added the driveway connection to Hemlock Lane and we have also proposed to reduce the number of parking spaces to 82 spaces. Mr. Solli stated we have submitted parking count data that was collected from other Tractor Supply stores in Connecticut and the actual demand for these stores is much less than the standard.

Mr. Solli stated this also allowed us to increase our overall landscape count/tree count; we have an extensive landscape plan. Mr. Solli stated there is a total hardscape area of approximately 90,000 square feet. Mr. Solli stated what we have proposed is consistent with what has been done and approved in the area.

Mr. Solli stated there were a lot of concerns regarding traffic. Mr. Solli stated they have submitted a response to the peer reviewer comments and we also submitted a response to another interested party who had a third-party peer reviewer look at our report. Mr. Solli stated with those comments Gorrill-Palmer has requested us to modify how we did the trip generation; the Institution of Transportation Engineers has trip generation rates that are established for different land uses based on empirical data.

Mr. Solli stated for a Tractor Supply store it is very clear that trip generation is based on the enclosed building area and outdoor storage areas are not part of that trip generation calculation; this is an industry standard. Mr. Solli stated they have asked us to include the entire caged area in our calculation, which we did; we redid all our analysis and we added the driveway off of Hemlock Lane. Mr. Solli stated with that and with the proposed right-in and right-out we were able to demonstrate that our minimal number of trips generated for this facility will not have an adverse impact on any of the operating conditions throughout the site or throughout the area.

Mr. Solli stated the new comments received today there are a number of items he would like to discuss with the Board, even though he has not had an opportunity to discuss the comments with Gorrill-Palmer or Paul DegliAngeli, to get the Board's perspective. The Board agreed that this discussion should be with the peer reviewer Engineer and the Town Engineer.

Ms. Frechette stated she appreciates the greenspace and trees that have been added. Mr. Colbath stated he noticed that as well. Mr. Solli stated they have also made a number of revisions to the elevations. Ms. Byers stated someday there is going to be a rec path behind the building so it is actually going to be seen a lot more than the back of a store would be. Ms. Frechette stated we want it to be attractive from all sides.

Mr. Porter stated he hopes there is no snow storage areas on the North-South Road. Mr. Solli stated there is not, and it will be removed. Mr. Porter stated the plans show that there are snow storage areas along the North-South Road. Mr. Irving read a note that indicated snow would be removed once it reaches 5-feet in height. Mr. Porter stated there is not going to be any snow storage for any amount of time or at any height on the North-South Road. Mr. Solli stated they can move the snow storage so that it is not along the North-South Road.

There was a discussion regarding the architectural elevations; and the Board asked that the applicant break up the site lines. Ms. Byers asked about granite curbing. Mr. Solli stated granite curbing is proposed along the main entrance way; we are proposing standard bituminous asphalt

Adopted: April 22, 2021 – As Written
CONWAY PLANNING BOARD – APRIL 8, 2021

curbing within the site to be consistent with some of the other developments such as Settler's Green. Ms. Byers asked if the new PetSmart and Michael's complex has granite or asphalt curbing. Mr. Irving stated this Board has not approved asphalt curbing for traffic control islands. Ms. Byers asked if Settler's Green was before this standard. Mr. Irving answered in the affirmative.

The Board requested a rendering of how the fenced in area around the outdoor display is going to appear. Mr. Irving asked if any of the materials, racks, etc. within the proposed greenhouse/canopy structure will exceed the height of the fencing. Mr. Solli answered in the negative and stated that it has to be customer accessible. Ms. Frechette asked how high are the racks. Mr. Darling stated the racks are on wheels that can move around, so six feet at most. Ms. Byers asked if there is any storage of materials that is not for customers. Mr. Darling answered in the negative.

Mr. Hartmann asked for public comment; Roy Tilsley, Attorney for Bellevue Properties who owns and operates North Conway Grand Hotel, stated primary concern is traffic. Mr. Tilsley stated they did submit a peer review from VHB which has many of the same comments in the Gorrill-Palmer report that came out today; so, there are two reviews that are raising the issues that the Board is addressing.

Derek Lick representing Settlers Green stated he is here this evening to reiterate their concern with the right-hand turn lane onto North-South Road.

Items for the applicant to address: faux doors on the architectural elevations to break up the site line; picture of the aluminum tubing/fencing; removal of snow storage along the North-South Road; granite curbing; and pictures of proposed trees.

Mr. Porter made a motion, seconded by Mr. Hartmann, to continue until public hearing and consideration of the application until May 13, 2021 with new materials to be submitted by April 20, 2021. Motion carried unanimously.

OTHER BUSINESS

Mary Jane DiGregorio/GSSG New Hampshire, LLC (PID 259-104) – Request for a Concurrent Site Plan and Subdivision Review: Ms. Byers made a motion, seconded by Ms. Frechette, to grant the request for Mary Jane DiGregorio/GSSG New Hampshire, LLC for a concurrent site plan and subdivision review. Motion carried unanimously.

Meeting adjourned at 8:02 pm.

Respectfully Submitted,



Holly L. Whitelaw
Planning Assistant

APRIL 8TH
PB MEETING

Feb 2, 2021

Planning Board
Town of Conway
1634 East Main St
Conway, NH 03813

Dear Planning Board Members:

This letter is to inform the Town of Conway that EVERSOURCE is planning to trim and remove trees and brush adjacent to, over, and beneath its power lines within the scenic roads in your town. This work is necessary to insure the safe distribution of power and to improve reliability of electric service for our customers.

According to Eversource records, Potter Rd, has been designated as scenic roads by the Town. Please consider this letter to be a request from EVERSOURCE for a public hearing for the purpose of removal of trees on these and any other scenic roads within the proposed work area pursuant to RSA 231:158. Please inform this office of the date, time, and place of said meeting so that we may have a representative present.

Eversource specifications call for all work to be performed in accordance with accepted arboricultural standards.

Eversource has contracted with Asplundh Tree Expert Company to perform the actual removal of trees. Eversource requires that our removal contractors contact each landowner where trees are to be removed prior to commencement of work on that property. Individual concerns will be addressed at this time.

If you have any questions or comments, please feel free to contact me by U.S. mail at the above address, e-mail at brian.salas@eversource.com, or telephone at 603-634-3723.

Thank you for your assistance.

Respectfully,

Brian Salas
Arborist
Eversource Energy

#1084 \$80.00
CYNTHIA SARVAI
EVERSOURCE ENERGY

**TOWN OF CONWAY
PLANNING BOARD
TREE REMOVAL ON A SCENIC ROAD**

Notice is hereby given that a public hearing will be opened at 7:00 pm Thursday, April 8, 2021 at the Conway Town Office at 23 Main Street in Conway, NH, pursuant to the provisions of RSA 231:158 regarding tree removal along designated Scenic Roads. Specifically, regarding the removal of trees along Potter Road to facilitate utility services.