

CONWAY PLANNING BOARD

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CONWAY PLANNING BOARD

MINUTES

DECEMBER 12, 2002

A meeting of the Conway Planning Board was held on Thursday, December 12, 2002 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Sheila Duane; Vice Chair, Robert Drinkhall; Secretary, Conrad Briggs; Brian Glynn; Martha Tobin; David Robinson; Alternate, Cesare Macchionni; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

KEARSARGE INN LLC – FULL SITE PLAN REVIEW (PID 218-127) FILE #FR02-13

David Peterson and Stu Dunlap appeared before the Board. Ms. Duane stated that they are converting the existing buildings into an Inn. Mr. Irving stated that he would recommend accepting the application as complete. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application for Kearsarge Inn, LLC for a full site plan review as complete. Motion unanimously carried.**

Mr. Irving stated that he has no issues with the requested waivers, there is no building expansion, and some asphalt is being removed and being replaced by greenspace. Ms. Duane stated that the westerly drive would be discontinued. Mr. Irving stated that the Town might gain one on-street parking space.

Ms. Duane asked if there were any questions from the Board; Mr. Robinson stated that the applicant is requesting a waiver from underground utilities and this seems like a good opportunity to have that done. Mr. Peterson stated that he would like to, but it is expensive. Mr. Peterson stated if it is feasible they will do it, but they don't want to commit to it until they know the cost. Mr. Robinson stated it just seems like a good time to have it done.

Ms. Duane read a waiver request for Articles 123-27. and 123-20.F. and 131-67.C.8.a. Ms. Duane read the requirements to grant waivers. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Articles 123-27. and 123-20.F. and 131-67.C.8.a. Motion unanimously carried.**

Ms. Duane read a waiver request for Articles 123-20.F. and 131-67.C.8.f.. Mr. Irving stated that the Town Engineer reviewed the plans and has no concerns with the waiver. Mr. Irving stated that it is the Town's intention to rebuild that street. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, to grant the waiver request for Articles 123-20.F. and 131-67.C.8.f.. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-20.I. **Ms. Tobin made a motion, seconded by Mr. Robinson, to grant a waiver request for Article 123-20.I. Motion unanimously carried.**

**Adopted: January 9, 2003 – As Amended
CONWAY PLANNING BOARD – DECEMBER 12, 2002**

Ms. Duane read a waiver request for Article 123-28. **Ms. Tobin made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 123-28. Motion was defeated with Mr. Robinson, Mr. Drinkhall and Ms. Duane voting in the negative and Mr. Briggs abstaining from voting.** After a brief discussion, the Board agreed that the utilities to building A would be underground and overhead to the cottages. **Mr. Drinkhall made a motion, seconded by Mr. Glynn, that the utilities to building A would be underground and overhead to the cottages. Motion unanimously carried.**

Ms. Duane read a waiver request for Article 123-29.A.3. and 4. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 123-29.A.3. and 4. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-6.B.4. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to grant the waiver request for Article 123-6.B.4. Motion unanimously carried.**

Ms. Duane read the waiver request for Article 123-20.G. **Mr. Glynn made a motion, seconded by Mr. Briggs, to grant the waiver request for Article 123-20.G. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-22.B. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Article 123-22.B. Motion unanimously carried.** Ms. Duane read a waiver request for Article 123-23. **Mr. Briggs made a motion, seconded by Ms. Tobin, to grant the waiver request for Article 123-23. Motion unanimously carried.** Ms. Duane asked for public comment; there was none.

Mr. Briggs made a motion, seconded by Ms. Tobin, to conditionally approve the Full Site Plan for Kearsarge Inn, LLC conditionally upon submission of revised plans showing the underground utilities; submittal of a Mylar; Surety for all site improvements; when the conditions have been met, the plans can be signed out of session; and the conditional approval will expire on January 9, 2002. Motion unanimously carried.

**JAMES GORE REVOCABLE TRUST – SUBDIVISION/BOUNDARY LINE
ADJUSTMENT REVIEW (PID 230-45 & 46) FILE #S02-13**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Smith stated that they want to put the yard to go with the existing house. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of James Gore Revocable Trust for a Subdivision/Boundary Line Adjustment Review as complete. Motion unanimously carried.** Ms. Duane asked if there was any board comment; there was none. Ms. Duane asked for public comment; there was none.

Ms. Duane read a waiver request for Articles 131-24. T. and U. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to grant the waiver request for Articles 131-24.T. and U. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.O., E. and 26.A. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver for Articles 131-24.O., E. and 26.A. Motion unanimously carried.** Ms.

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Duane read a waiver request for Article 131-30.H. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver for Article 131-30.H. Motion unanimously carried.**

Ms. Duane asked if there was any board comment; there was none. Ms. Duane asked for public comment; there was none. **Ms. Tobin made a motion, seconded by Mr. Drinkhall, to conditionally approve the Subdivision/Boundary Line Adjustment for James Gore Revocable Trust conditionally upon the submittal of a Mylar; when the condition has been met, the plans can be signed out-of-session; and the conditional approval will expire on January 9, 2003. Motion unanimously carried.**

JAMES AND LOUISA BRIGGS – SUBDIVISION REVIEW (PID 254/259-70-95/1-6) FILE #S02-14

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Smith stated that the original subdivision required residential sprinkler systems. Ms. Smith stated with the addition of storage tanks and fire ponds in the area, the current Fire Chief has agreed to remove the condition as long as the owner installs a storage tank. Ms. Smith stated that a storage tank has been added to the plans.

Mr. Irving stated that the application is complete. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to accept the application of James and Louisa Briggs for a subdivision review as complete. Motion unanimously carried.** Mr. Irving stated that the Fire Chief is satisfied. Mr. Irving stated that he has no issue with the waiver requests. Ms. Duane asked for public comment; there was none.

Ms. Duane read a waiver request for Articles 131-29 and 131-24.J., K., N., T., U., V. and W. **Mr. Drinkhall made a motion, seconded by Mr. Briggs, to grant the waiver for Articles 131-29 and 131-24.J., K., N., T., U., V. and W. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.O., E., P and 131-26.A, B., and C. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Articles 131-24.O., E., P and 131-26.A, B., and C. Motion unanimously carried.**

Ms. Duane read a waiver request for Articles 131-30.E. and I. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Articles 131-30.E. and I. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.E. and 131-25.F. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to grant the waiver request for Articles 131-24.E. and 131-25.F. Motion unanimously carried.**

Ms. Duane asked for public comment; there was none. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to conditionally approve the subdivision application for James and Louisa Briggs conditionally upon a submittal of a Mylar; surety for all site improvements; when the conditions have been met, the plans can be signed out-**

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of-session; and the conditional approval will expire on February 20, 2003. Motion unanimously carried.

DARRELL AND ELAINE UMLAH – SUBDIVISION REVIEW (PID 203-29) FILE #S02-15

Darrell and Elaine Umlah, owners, and Diane Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Smith stated that the remaining land in the original 1970's subdivision was not approved as a buildable lot. Mr. Smith stated that the applicant did go through the process with the State and the Town to make this a buildable lot. Ms. Smith stated that the Town granted a conditional approval conditionally upon obtaining a driveway permit, however, the condition was never met. Ms. Smith stated that the Planning Board rescinded that approval, but now they don't need a driveway permit. Ms. Smith stated that there have been a few changes and questions for the Kearsarge Lighting Precinct.

Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Glynn, to accept the application of Darrell and Elaine Umlah for Subdivision Review as complete. Motion unanimously carried.** Mr. Irving stated that he has no issue with the waiver requests. Mr. Irving stated that the lot is buildable by Town standards, however, the Kearsarge Lighting Precinct still needs to sign off on the application. Mr. Irving stated that the Town Attorney thinks that because it is considered a greenbelt all parties that currently own property in that subdivision may have some say in this matter. Mr. Irving stated that the application should be continued until it is resolved.

Ms. Duane asked for public comment; Michelle Perejda submitted a written statement. Ms. Duane read Ms. Perejda's statement (attached). Mr. Umlah stated that two and half years ago it was a buildable lot and it was rescinded because he failed to obtain a driveway permit. Denise Bartolomeo stated that she would be the most impacted by this house, but she thinks it is a great idea. Ms. Bartolomeo stated it will help her property values. Ms. Bartolomeo stated that she is the closest and the most impacted and Ms. Perejda is the furthest away. Ms. Bartolomeo stated that this is going to help.

Joe Viger stated that he is the newest residence of Yellow Brick Road and the proposed plans look nice. Mr. Viger stated that there will be a lot of area effected with the driveway going through the whole lot. Mr. Viger stated that he's not sure how he really feels about it as his major concern is the noise with this being the only buffer between him and Kearsarge Road. Mr. Viger stated that he looks to the Planning Board who has more experience.

The Board agreed to continue the application to obtain Kearsarge Lighting Precinct approval and clarify the legal position. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the subdivision application for Darrell and Elaine Umlah until January 9, 2003. Motion unanimously carried.**

**Adopted: January 9, 2003 – As Amended
CONWAY PLANNING BOARD – DECEMBER 12, 2002**

**HENRY C. BARBER REVOCABLE TRUST AND JILL E. FLINT-BARBER
REVOCABLE TRUST – 3-LOT SUBDIVISION (PID 299-106) FILE #S02-16**

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Irving stated that the application is complete. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to accept the application of Henry C. Barber Revocable Trust and Jill E. Flint-Barber Revocable Trust for a 3-lot subdivision review as complete. Motion unanimously carried.** Mr. Irving stated that he had no issues with the waiver requests.

Ms. Duane read a waiver request for Articles 131-24.O. and 26.A. **Mr. Briggs made a motion, seconded by Ms. Tobin, to grant the waiver request for Articles 131-24.O. and 26.A. Motion unanimously carried.** Ms. Duane read a waiver request for Article 131-24.T. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to grant the waiver request for Article 131-24.T. Motion unanimously carried.** Ms. Duane read a waiver request for Article 131-37.1.A. **Mr. Glynn made a motion, seconded by Ms. Tobin, to grant the waiver for Article 131-37.1.A. motion unanimously carried.**

Ms. Duane asked for public comment; Tim St. Pierre of 450 Modock Hill Road stated that there is a lot of dust with the new construction that is taking place in this area and he does not think the road is acceptable to any level. Mr. St. Pierre stated that the Town is not planning on upgrading this road any time soon. Mr. Irving stated that the Town Engineer has signed off on these plans.

Rob Ken stated that he is a member of the Madison Planning Board and he has reviewed the plans. Mr. Ken stated that the original subdivision of this property there were five lots proposed and listed with Remax. Mr. Ken stated that there were three for sale signs on this property prior to this application. Mr. Ken stated that the real estate agency did not have what was being proposed. Mr. Ken stated that there has not been a lot of thought put in by the Town in regard to Modock Hill Road. Mr. Ken stated that someone died on that road and the Town of Conway is not willing to improve that road. Mr. Ken stated that he lives in the Town of Madison and he cannot comment for the town.

Ms. Duane stated that we send our applications to Town staff for their professional review. Ms. Duane stated that they rely on Town staff. Mr. Irving stated that we can forward the comments to the Board of Selectmen. Ms. Duane stated that we understand your concerns and we will send them to Town staff and the Board of Selectmen. Mr. Ken stated that the road needs to be improved. Ms. Duane stated that that is for Board of Selectmen to review. Mr. St. Pierre stated that this road is used as a bypass. Mr. St. Pierre stated that this problem needs to be addressed with the existing houses before adding anymore.

Ms. Duane stated if the lots meet the criteria then the Board has to approve them. Mr. Ken stated that this is the only chance for public comment and we have major concerns. Mr. Ken asked that their concerns be forwarded to the Board of Selectmen. Mr. Ken stated that there are also some very serious drainage issues on Town Line Road.

**Adopted: January 9, 2003 – As Amended
CONWAY PLANNING BOARD – DECEMBER 12, 2002**

Mr. Briggs made a motion, seconded by Mr. Glynn, to conditionally approve the 3-lot Subdivision for Henry C. Barber Revocable Trust and Jill E. Flint-Barber Revocable Trust conditionally upon the submittal of a Mylar plan; when the condition has been met the plans can be signed out-of-session; and the conditional approval will expire on January 9, 2003. Motion carried with Ms. Tobin voting in the negative.

CHENY CORP./VILLAGE OF KEARSARGE – SUBDIVISION REVIEW (PID 202-64, 65, 66 & 67) FILE #S02-17

Steve Cheney, owner, and Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. Mr. Allen stated that they are asking for a waiver to allow three driveways off a driveway. Mr. Allen stated that it was constructed as a loop, but it didn't meet Town criteria so two sections are being removed to make two separate drives. Mr. Irving stated that the application is complete. **Mr. Glynn made a motion, seconded by Mr. Drinkhall, to accept the application for Cheney Corp./Village of Kearsarge for a subdivision review as complete. Motion unanimously carried.**

Mr. Irving stated that he has no concerns with the waiver requests. Ms. Duane read a waiver request for Article 131-24.B. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to grant the waiver for Article 131-24.B. Motion unanimously carried.** Ms. Duane read a waiver request for Articles 131-24.E., J., K., L., N., O., P., T., U., V., and W. **Mr. Briggs made a motion, seconded by Ms. Tobin, to grant the waiver for Articles 131-24.E., J., K., L., N., O., P., T., U., V., and W. Motion unanimously carried.**

Ms. Duane read a waiver request for Article 131-24.G., R., 25. E., F. and 29. **Mr. Briggs made a motion, seconded by Ms. Tobin, to grant the waiver for Articles 131-24.G., R., 25. E., F. and 29. Motion unanimously carried.** Ms. Duane read a waiver request for Article 131-66. **Mr. Briggs made a motion, seconded by Mr. Glynn, to grant the waiver request for Article 131-66. Motion unanimously carried.** Ms. Duane asked for public comment; there was none.

Ms. Tobin made a motion, seconded by Mr. Glynn, to conditionally approve the subdivision application for Cheney Corp./Village of Kearsarge conditionally upon a submittal of a Mylar; \$500 surety; when the conditions have been met the plans can be signed out-of-session; and the conditional approval will expire on January 9, 2003. Motion unanimously carried.

OTHER BUSINESS

Conway Public Library: Mr. Irving stated that they have requested to be continued until the January 9, 2003 meeting. **Mr. Drinkhall made a motion, seconded by Ms. Tobin, to continue the Conway Public Library Conceptual Review until January 9, 2003. Motion unanimously carried.**

**Adopted: January 9, 2003 – As Amended
CONWAY PLANNING BOARD – DECEMBER 12, 2002**

Swift River Ridge (PID 264-8) – Conceptual Review: Peter Holden of Holden Engineering appeared before the Board. Mr. Holden asked if the Board would consider waiving the amount of units that can be serviced by a driveway. After a brief discussion, the Board asked to see a plan of exactly what they are looking to do.

Thomas Fadden and Vicki Graves – 4-Lot Subdivision (PID 255-5.1) – Extension of Conditional Approval (File #S02-08): Mr. Irving stated that all parties have not signed off on the moving of the right-of-way. **Mr. Briggs made a motion, seconded by Mr. Drinkhall, to extend the conditional approval for Thomas Fadden and Vicki Graves until March 27, 2003. Motion unanimously carried.**

Thomas Kugal/Café Noche (PID 276-292) File #FR02-11 – Architectural Changes: Mr. Irving stated that the architect for this project has submitted what was suppose to be built and what has been built and asked the Board if this is considered a field change. Mr. Irving stated that instead of a trimmed corner the shingles would be wrapped around the corner. It was noted that the building was still under construction. Mr. Robinson stated that there is not a big difference in what was proposed and what was built. Ms. Duane stated that she doesn't want to put the Board in a position where applicants propose one thing, but think they can build whatever they want. Mr. Robinson stated that it is not a finished product.

Ms. Tobin made a motion, seconded by Mr. Drinkhall, that the building has to be constructed as presented and approved or the Board will begin the revocation process. Motion carried with Mr. Briggs and Mr. Robinson voting in the negative.

Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary

Michele Perejda
5 Yellow Brick Road
Kearsarge, NH 03847
356-7073

December 12, 2002

To Whom it May Concern:

I am presenting in writing, my strong opposition to the proposed development of Lot #5.

When I purchased my home two plus years ago. It was with the understanding that Lot#5 was an unbuildable lot. That small piece of land is my only buffer from Kearsarge Road, and one of the major reasons I purchased my home; it provides a sense of privacy.

The proposed driveway, as well as the clearing of the land for this development will interfere with that privacy and quiet enjoyment.

I believe that such a building plan will devalue my property. For these reasons, I am requesting that your Board not grant the request to make Lot # 5 a buildable lot

Sincerely,



Michele Perejda

COOPER, DEANS & CARGILL, P.A.
ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY
NORTH CONWAY, NEW HAMPSHIRE 03860-5210
TELEPHONE 603-356-5439
TELEFAX 603-356-7975

RECEIVED

NOV 19 2002

TOWN OF CONWAY

RANDALL F. COOPER*
DORCAS H. DEANS
KENNETH R. CARGILL*
PAUL W. CHANT†
CHARLES L. GREENHALGH
DENNIS L. MORGAN**

ELLEN L. GORDON, Of Counsel

PHILIP S. RADER (1952-1999)

ADMITTED IN
*NH AND MAINE
†NH AND MA
**NH AND OHIO

E-MAIL:dhdeans@cdc-law.com

November 18, 2002

Ms. Sheila Duane, Chair
Town of Conway Planning Board
P.O. Box 98
Center Conway, NH 03813

Re: Conway Public Library Site Plan

Dear Sheila:

On behalf of the Conway Public Library Trustees, I request that we be placed on the agenda for the Planning Board meeting scheduled for December 12th, to present the site plan for the Conway Public Library. The presentation is subject to the provisions of RSA 674:54. Because the nature of the construction and change to municipal land is in the nature of a governmental use, in other words, the Conway Public Library, the plan, together with the specifications and construction schedule is exempt from the Town of Conway site plan and subdivision regulations.

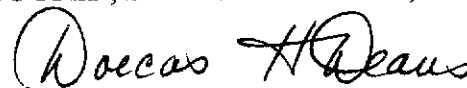
We look forward to meeting with the planning board. Please let me know the time for which we have been scheduled on the agenda.

Thank you for your cooperation.

Very truly yours,

cc: Doug Brunnell, H.E. Bergeron,
Margaret Marshner, librarian
Tom Wallace, architect

COOPER, DEANS & CARGILL, P.A.



Dorcas H. Deans, Esquire

/cac

11/14/02
12/12/02

COOPER, DEANS & CARGILL, P.A.
ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY
NORTH CONWAY, NEW HAMPSHIRE 03860-5210
TELEPHONE 603-356-5439
TELEFAX 603-356-7975

RANDALL F. COOPER*
DORCAS H. DEANS
KENNETH R. CARGILL*
PAUL W. CHANT†
CHARLES L. GREENHALGH
DENNIS L. MORGAN**

ELLEN L. GORDON, Of Counsel

PHILIP S. RADER (1952-1999)

ADMITTED IN
*NH AND MAINE
†NH AND MA
**NH AND OHIO

E-MAIL: dhdeans@cdc-law.com

November 4, 2002

Mr. Thomas Irving, Town Planner
Town of Conway
P.O. Box 98
Center Conway, NH 03813

Re: Conway Public Library Site Plan

Dear Tom:

On behalf of the Conway Public Library Trustees, I request that we be placed on the agenda for the Planning Board meeting scheduled for November 14th, to present the site plan for the Conway Public Library. The presentation is subject to the provisions of RSA674:54. Because the nature of the construction and change to municipal land is in the nature of a governmental use, in other words, the Conway Public Library, the plan, together with the specifications and construction schedule is exempt from the Town of Conway site plan and subdivision regulations.

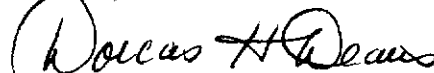
We look forward to meeting with the planning board. Please let me know the time for which we have been scheduled on the agenda.

Thank you for your cooperation.

cc: Doug Brunnell, H.E. Bergeron,
Margaret Marshner, librarian
Tom Wallace, architect

Very truly yours,

COOPER, DEANS & CARGILL, P.A.



Dorcas H. Deans, Esquire

/cac

Enclosures

YADHD\LIBRARY - Conway Public\let to Tom Irving.wpd

HOLDEN

ENGINEERING & SURVEYING, INC.

Rt. 106, P.O. Box 480 / Concord, NH 03302-0480 / 603-225-6449
9 Constitution Drive / Bedford, NH 03110 / 603-472-2078
FAX 603-225-8450

November 13, 2002

Tom Irving
Planning Department
1634 East Main Street
Center Conway, NH 03813

0220099

Re: Swift River Ridge Development Conway, NH

Dear Tom,

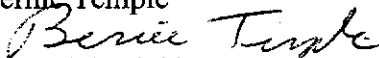
Thank you for your comments on the concept for the subject project yesterday. Addressing these comments will involve revising the conceptual plan in several areas and reviewing our proposed changes with the owner. We would then like to resubmit it to you for review before presenting it to the Planning Board.

Because of the time frame involved, we request that we be rescheduled on the Planning Board agenda from the November 14th meeting, to the December meeting. I will call to confirm the Boards concurrence with this request.

Should you have any questions regarding the submittal or this request, or require any additional information, please do not hesitate to call.

Sincerely

Bernie Temple


Cc: Michael Glassman

11/14/02
12/12/02

HOLDEN

Engineering & Surveying, Inc.

- 19 Triangle Park Drive, P.O. Box 480
Concord, NH 03302-0480
(603) 225-6449
- 9 Constitution Drive
Bedford, NH 03110
(603) 472-2078
- 60 Arsenal Street
Watertown, MA 02172
(617) 923-3433

Job Name: SunFt River Ridge
Job Number: 0220099

Date: 11/5/02

TELEFAX COVER SHEET

TO: Tom Irving

DEPT: Planning Dept. NUMBER: 247-5012

FROM: Bernie Temple

DEPT: Eng. NUMBER: 225-6449

COMMENTS: Tom please put us on the
Agenda for NOV 14 Planning Board
meeting. Conceptual Review of SunFt
River Ridge Tax map / Lot # 7/33-5
Thanks Bernie Temple

Total number of pages including this cover letter _____

If you do not receive all the pages, please contact our office immediately.

12/19/02

25 November 2002

Ms Sheila Duane
PO Box 65
Kearsarge NH 03847

Re: Café Noche

Dear Sheila,

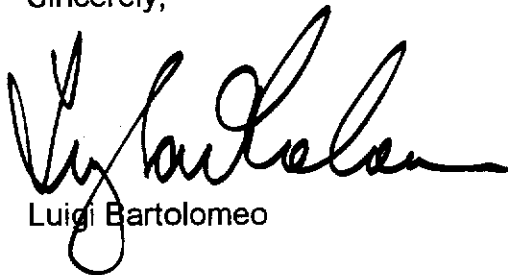
Although this is addressed to you, please consider it intended for the Planning Board at large.

Please find the enclosed two sketches indicating the side elevation of Café Noche, one as approved by the Planning Board and the other as built (as of today).

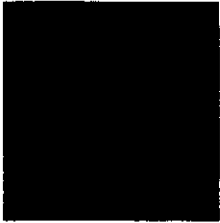
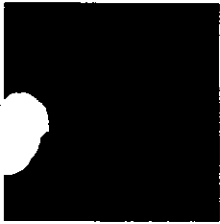
I do not consider this a minor "field change." These changes alter the intended form and presentation of the building itself. They also destroy the intended rhythm and pattern as approved by the Board. From a design point of view, what has been built is inferior to what has been approved.

I am merely asking that the Board do what it has done in the past and compel this applicant to build what he said he was going to build.

Sincerely,



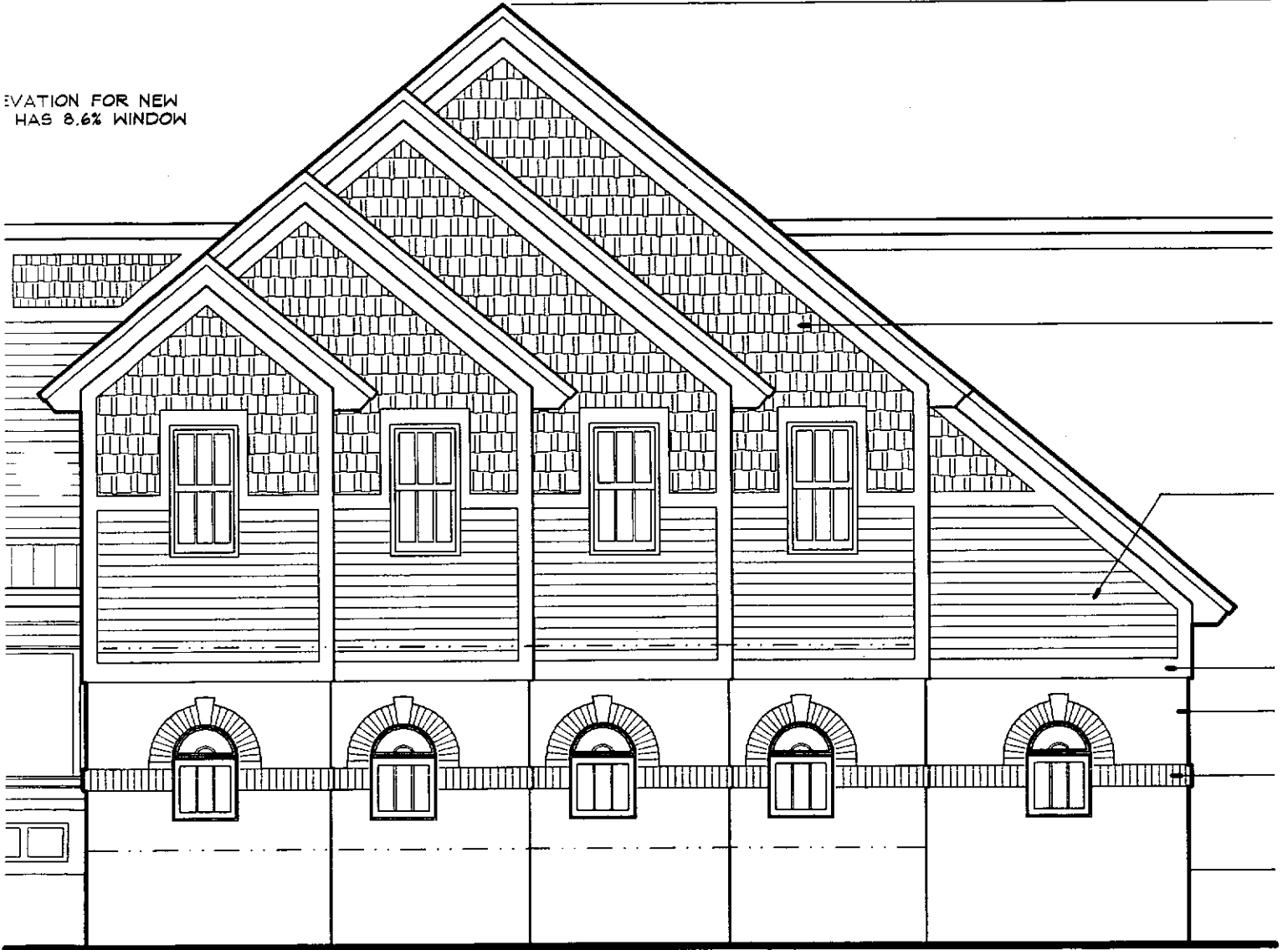
Luigi Bartolomeo



102 west main street
conway village nh 03818
603-447-8412
fax 447-6412
lubart@landmarknet.net

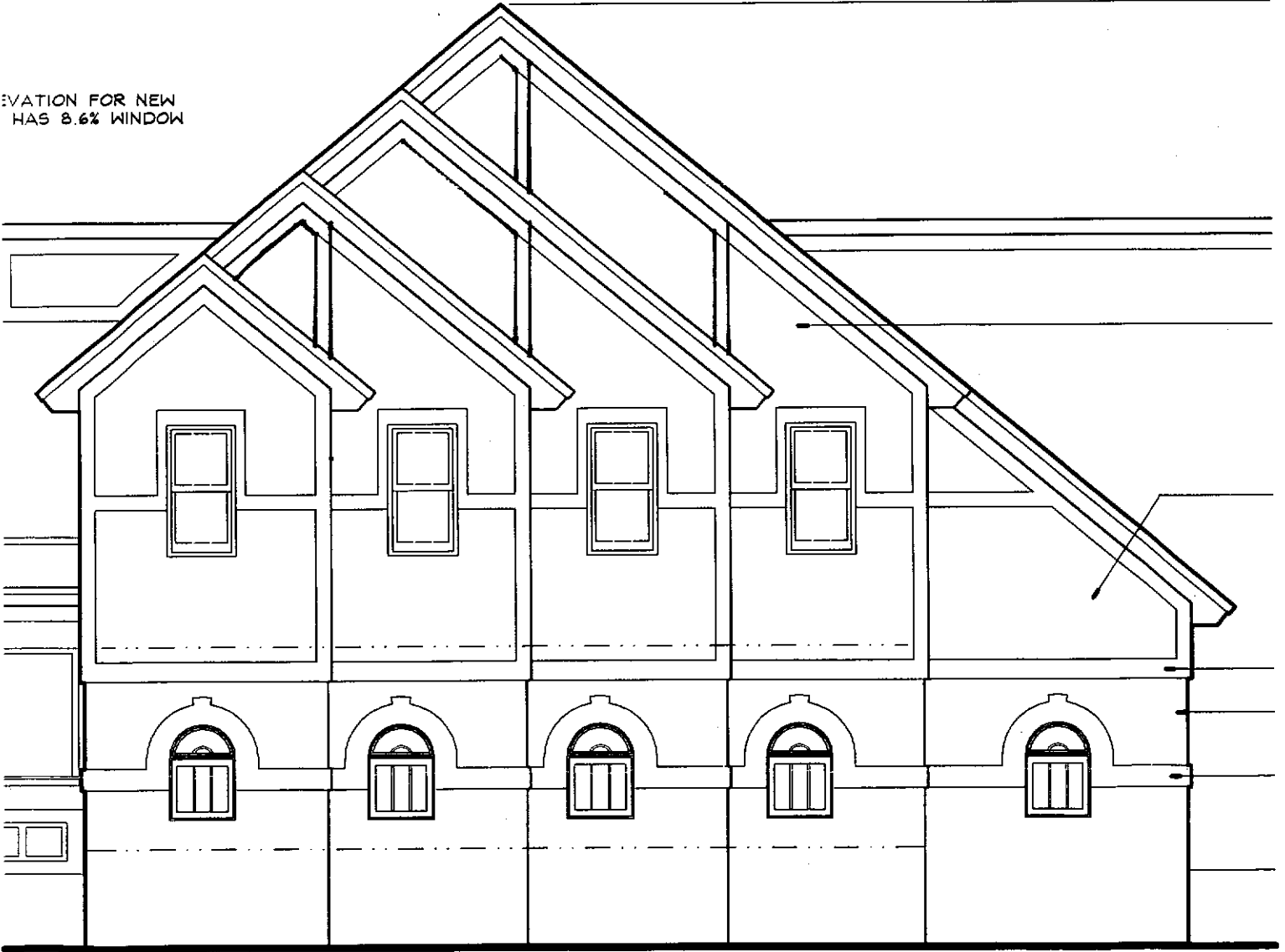
Bartolomeo
architect

ELEVATION FOR NEW
HAS 8.6% WINDOW



**THIS IS WHAT THE BOARD
APPROVED**

ELEVATION FOR NEW
HAS 8.6% WINDOW



THIS IS WHAT'S BUILT.