

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 22, 2005

A meeting of the Conway Planning Board was held on Thursday, September 22, 2005 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Vice Chair, Conrad Briggs; Sheila Duane; Steven Porter; Russell Henderson; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Duane made a motion, seconded by Mr. Porter, to approve the Minutes of September 8, 2005 as written. Motion unanimously carried.

**ARLISS HILL AND FAIRWAY NOMINEE TRUST – SUBDIVISION/ BOUNDARY LINE
ADJUSTMENT REVIEW (PID 246-25.2, 49, 50, 51, 55, 56, 57 & 58) – FILE #S05-21**

Mark Lucy of White Mountain Survey Company appeared before the Board. This is an application to merge 8 lots containing a total of 16.8 acres into two lots with one lot having 10.45 acres and the second lot having 6.35 acres. **Ms. Duane made a motion, seconded by Mr. Porter, to accept the application for Arliss Hill and Fairway Nominee Trust for a subdivision/boundary line adjustment review as complete. Motion unanimously carried.**

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver requests for Articles 131-24.N., O & 26.A.; 131-24.J., K., T., U., V. & 29; and 131-37.1.A. **Ms. Duane made a motion, seconded by Mr. Porter, to grant the waiver requests for Articles 131-24.N., O & 26.A.; 131-24.J., K., T., U., V. & 29; and 131-37.1.A.** Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Martin made a motion, seconded by Ms. Duane, to conditionally approve the subdivision/ boundary line adjustment for Arliss Hill and Fairway Nominee Trust conditionally upon North Conway Water Precinct Approval; indicating monument to be set at the corner point which is tied 101.92' to a disc found on Hemlock Lane on the plan; a performance guarantee for monuments to be set; a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 12, 2006. Motion unanimously carried.

CHRISTINE GREGORY – 2-LOT SUBDIVISION (PID 280-43) – FILE #S05-22

Edgar Allen of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 123.29 acres into two lots. **Ms. Duane made a motion, seconded by Mr. Porter, to accept the application of Christine Gregory for a subdivision review as complete. Motion unanimously carried.**

Mr. Henderson asked if the proposed septic systems are out of the wetland buffers. Mr. Allen answered in the affirmative. Mr. Drinkhall read the waiver requests for Articles 131-24, 24.A., & 24.B.; 131-24.N.; and 131-24.O. & 26.A. **Ms. Duane made a motion, seconded by Mr. Porter, to grant the waiver requests for Articles 131-24, 24.A., & 24.B.; 131-24.N.; and 131-24.O. & 26.A.** Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Adopted: October 13, 2005 – As Written

CONWAY PLANNING BOARD – SEPTEMBER 22, 2005

Mr. Martin made a motion, seconded by Ms. Duane, to conditionally approve the subdivision for Christine Gregory conditionally upon Conway Fire Chief Approval; indicating Town of Conway soil suitability calculations for both lots on plan; changing the Wetland Conservation District in Note #4 to Wetland and Watershed Protection Overlay District; removing §131-24.P. from waivers granted; adding §131-26.A. to §131-24.O. under waivers granted on plan; submitting a Mylar; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on January 12, 2006. Motion unanimously carried.

KGI MOUNTAIN VALLEY MALL, LLC – FULL SITE PLAN REVIEW CONTINUED (PID 246-38) – FILE #FR05-10

Mr. Irving stated that the applicant has requested a continuance so the Board of Selectmen can discuss the traffic issues on the North-South Road. **Mr. Henderson made a motion, seconded by Ms. Duane, to continue the full site plan review for KGI Mountain Valley Mall, LLC until October 27, 2005. Motion unanimously carried.**

OTHER BUSINESS

John Durocher (PID 218-58) - §123-4.A.(5) - File #NA05-16: Mr. Irving stated that the request to convert an 800 square foot residential unit into office space was withdrawn by the applicant.

Old Mill Estates – As Built Plan Signing (PID 268-117.53): Ms. Duane made a motion, seconded by Mr. Henderson, to sign the as built plan for unit 5C at Old Mill Estates. Motion unanimously carried.

CIP Draft Discussion: Mr. Martin stated that he thinks that the CIP needs to go to a committee with the CIP being the only thing that the committee is chartered to do. Mr. Martin stated, however, he does not think there is any money. Mr. Martin stated that in order to do this justice he doesn't think this board should be tasked to set it up. Mr. Martin stated that a separate committee should set it in place. Mr. Martin stated that the warrant article should be rewritten and taken back the voters in 2006.

Mr. Irving explained what happened at the 2005 Town Meeting. Mr. Irving stated the Board has three options: carry on as the proposal was written; go back to the original plan as recommended in the Master Plan being under the Board of Selectmen as a committee; or just find another way to put together a CIP quickly. The Board agreed to review the CIP draft again and forward suggestions for the next meeting.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Holly L. Meserve
Recording Secretary