

CONWAY PLANNING BOARD

MINUTES

JUNE 22, 2006

A meeting of the Conway Planning Board was held on Thursday, June 22, 2006 beginning at 7:10 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Secretary, Steven Porter; Hud Kellogg; Sean McFeeley; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Porter made a motion, seconded by Mr. Kellogg, to approve the Minutes of June 8, 2006 as written. Motion unanimously carried.**

**OTHER BUSINESS**

**Mr. Porter made a motion, seconded by Mr. McFeeley, to address Other Business items out of sequence. Motion unanimously carried.**

**Children Unlimited, Inc. (PID 277-305 & 307) – Lot Merger: Mr. Kellogg made a motion, seconded by Mr. Porter, to approve the lot merger for PID 277-305 & 307. Motion unanimously carried.**

**Diodati Realty Trust – Request for Concurrent Site Plan and Subdivision Review (PID 218-69): Mr. McFeely made a motion, seconded by Mr. Porter, to allow a Concurrent Site Plan and Subdivision Review for Diodati Realty Trust. Motion unanimously carried.**

**SANDRA AND ANDREW KIDDER – 2-UNIT SUBDIVISION (PID 241-3.1 & 3.001)  
FILE #S06-17**

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to create two units on 17.31 acres. **Mr. Porter made a motion, seconded by Mr. McFeeley, to accept the application of Sandra and Andrew Kidder for a Subdivision Review as complete. Motion unanimously carried.**

Mr. Drinkhall read the requirements to grant a waiver. Mr. Drinkhall read the waiver request for §131-24.K. & V. **Mr. Porter made a motion, seconded by Mr. McFeeley, to grant the waiver for §131-24.K. & V.** Mr. Irving stated that the currently approved functioning system is not in the area shown on the plan; therefore, there is an area to replace the septic if it does go into failure. Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §131-24.N. **Mr. McFeeley made a motion, seconded by Mr. Porter, to grant the waiver for §131-24.N.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §131-37.1.A. & B. There was discussion regarding surety. The Board and the applicant agreed to remove §131-37.1.B from the waiver request. **Mr. McFeeley made a motion, seconded by Mr. Porter, to grant the waiver for §131-37.1.A.** Mr. Drinkhall asked for Board comment; Mr. Kellogg stated that he doesn't want to reduce the number of trees. Mr. Porter stated it would be difficult to plant another tree on this site. Mr. McFeeley stated that he is for planting trees, however, this is a difficult site. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Drinkhall asked for public comment; there was none. **Mr. Porter made a motion, seconded by Mr. Kellogg, to conditionally approve the 2-unit subdivision for Sandra and Andrew Kidder conditionally upon revising waivers requested on plan by removing §131-37.1.B; NHDES Subdivision Approval and indicating approval number on plan; East Conway Fire Chief Approval; four copies of revised plans and Mylar; a performance guarantee for landscaping; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on August 24, 2006. Motion unanimously carried.**

#### **JOHN NELSON, JR – SUBDIVISION REVIEW (PID 258-68) FILE #S06-16**

**Mr. Porter made a motion, seconded by Mr. McFeeley, to review John Nelson, Jr. before Bellevue Properties. Motion unanimously carried.**

Paul Bergman from Bergman & Associates appeared before the Board. This is an application to subdivide 340± acres into 40-lots. **Mr. Porter made a motion, seconded by Mr. McFeeley, to accept the application of John Nelson, Jr. for a Subdivision Review as complete. Motion unanimously carried.**

Mr. Drinkhall read the waiver request for §131-24, 24A & 25B. **Mr. McFeeley made a motion, seconded by Mr. Porter, to grant the waiver request for §131-24, 24A & 25B. Motion unanimously carried.**

Mr. Drinkhall asked for public comment; Randy Jones stated that he is located across from the proposed entrance on Route 302 and he is concerned with drainage problems. Mr. Irving stated that it would be a NHDOT issue, however, the Town requires all run-offs generated on-site to not increase the flow off-site. Mr. Irving stated that there are four Engineers reviewing this application. Mr. Jones stated that he is satisfied. Mr. Irving stated he would, however, pass Mr. Jones concern onto the Town Engineers.

**Mr. Porter made a motion, seconded by Mr. McFeeley, to continue the application for John Nelson, Jr. for a Subdivision Review until July 27, 2006. Motion unanimously carried.**

**BELLEVUE PROPERTIES – FULL SITE PLAN REVIEW (PID 235-98) FILE #FR06-05**

Mark Lucy of White Mountain Survey Company appeared before the Board. This is an application to expand the existing lobby into existing porte cochere; add new porte cochere; construct a 10,260 square foot enclosed pool structure with adjacent 9,645 square foot exterior patio area with outdoor pool; and construct thirty-three new hotel suites in a 5,650 square foot 3-story addition (PID 235-98).

Mr. Irving stated that a member of the Board would be stepping down for this application, which would not leave a quorum. Mr. Irving suggested that the Board accept the application as complete, have the applicant give an overview of the project and then continue the application. **Mr. Porter made a motion, seconded by Mr. McFeeley, to accept the application of Bellevue Properties for a Full Site Plan Review as complete. Motion unanimously carried.**

Mr. Lucy gave an overview of the project. **Mr. Porter made a motion, seconded by Mr. McFeeley, to continue the Full Site Plan Review for Bellevue Properties until July 13, 2006. Motion unanimously carried.**

**LEBACH REALTY TRUST – SUBDIVISION REVIEW (PID 272-52) FILE #S06-14**

This is an application to subdivide 69.10 acres into 34-lots off Henderson Road. This application was accepted as complete on May 25, 2006. Mr. Irving stated that the applicant has requested a continuance. **Mr. Porter made a motion, seconded by Mr. Kellogg, to continue the application of Lebach Realty Trust for a subdivision review until July 13, 2006. Motion unanimously carried.**

**OTHER BUSINESS continued**

**James and Linda Digiandomenico (PID 262-64) File #S04-27 – Conditional Approval Expired:** Mr. Irving stated that staff has made several attempts to contact the owner with no success in regard to the conditional approval expiring. Mr. Irving recommended denying the application without prejudice. **Mr. Porter motion, seconded by Mr. McFeeley, to deny the application of James and Linda Digiandomenico without prejudice for failure to meet the conditions of approval. Motion unanimously carried.**

Meeting adjourned at 7:51 pm.

Respectfully Submitted,

Holly L. Meserve  
Planning Assistant