

CONWAY PLANNING BOARD

MINUTES

JULY 24, 2008

A meeting of the Conway Planning Board was held on Thursday, July 24, 2008 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Robert Drinkhall; Secretary, Sean McFeeley; Theodore Sares; Patricia Sell; Dana Hysten; Alternate, John Edgerton; Public Works Director, Paul DegliAngeli; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Mr. McFeeley, to approve the Minutes of July 10, 2008 as written. Motion carried with Ms Sell and Mr. Porter abstaining from voting.

EASTERN SLOPE INN ASSOCIATES/RIVER RUN/CONWAY SCENIC RAILROAD/NORTH CONWAY COUNTRY CLUB – BOUNDARY LINE ADJUSTMENT (PID 218-34, 35 & 51.01) FILE #S08-06

Diane Smith of Thaddeus Thorne Surveys and Sheila Duane of River Run Company appeared before the Board. This is an application to add 0.26 of an acre to North Conway Country Club from Conway Scenic Railroad; to add 0.44 of an acre to Eastern Slope Inn Associates/River Run Company from Conway Scenic Railroad; and to add 0.35 of an acre to Eastern Slope Inn Associates/River Run Company from North Conway Country Club.

Mr. Drinkhall made a motion, seconded by Ms. Sell, to accept the application of Eastern Slope Inn Associates/River Run Company/Conway Scenic Railroad/North Conway Country Club for a Boundary Line Adjustment as complete. Motion unanimously carried.

Mr. Sares asked the purpose of this project. Ms. Smith stated it is for future development. Mr. Sares asked why the other parties of this application were not present this evening. Ms. Duane stated that they have met since 2005 and the other parties felt that Ms. Smith and she could represent the project. Mr. Sares asked if there were any wetlands involved. Ms. Duane answered in the affirmative and stated that they would be following the regulations in regard to wetlands. Mr. Drinkhall asked what about the existing maintenance facility that would be straddling one of the proposed property lines. Ms. Duane stated that they are willing to go forward with a conditional approval with a condition that the maintenance building be removed prior to final approval.

Mr. Porter asked for public comment; there was none. Mr. Porter read the waiver requests for §131-24.B, 24.D, 25.B & 25.E and §131-30.E. **Mr. McFeeley made a motion, seconded by Ms. Sell, to grant the waiver requests for §131-24.B, 24.D, 25.B & 25.E and §131-30.E.** Mr. Porter asked for Board comment; there was none. Mr. Porter asked for public comment; there was none. **Motion unanimously carried.**

**ADOPTED: August 14, 2008 – As Amended
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Mr. Drinkhall made a motion, seconded by Mr. Sares, to conditionally approve the Boundary Line Adjustment for Eastern Slope Inn/River Run Company/Conway Scenic Railroad/North Conway Country Club conditionally upon removing the existing maintenance facility on PID 218-34 from the setback; submitting a \$25 check made payable to Carroll County Registry of Deeds pursuant to RSA 478:17-g II (a); when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will have an expiration date of July 23, 2009. Motion unanimously carried.

**HAROLD WHITAKER AND THOMAS FADDEN – 33-LOT SUBDIVISION
CONTINUED (PID 243-12) FILE #S08-05**

This is an application to subdivide 81.4 acres into 33-lots with associated road and infrastructure. This application was accepted as complete on June 26, 2008. Mr. DegliAngeli stated that the applicant has requested a continuance until August 28, 2008 in order to address the outstanding State permits. **Mr. Sares made a motion, seconded by Mr. Drinkhall, to continue the Subdivision Review for Harold Whitaker and Thomas Fadden until August 28, 2008. Motion unanimously carried.**

OTHER BUSINESS

Michelle Rober/121 Fit, Inc (PID 215-60) – Conditional Approval Expiring (File #FR08-01): Mr. Drinkhall made a motion, seconded by Mr. Edgerton, to extend the conditional approval for Michelle Rober/121 Fit, Inc until October 9, 2008. Motion unanimously carried.

Appoint Planning Board member to Capital Improvements Committee (CIP): Mr. McFeeley made a motion, seconded by Ms. Sell, to appoint Mr. Sares to the Capital Improvements Committee. Motion unanimously carried.

Discussion of increasing setbacks between commercial and residential properties: Mr. Sares stated that he has done a lot of research and found that other towns have at least a 50-foot side and back setback, so the proposed 25-foot setback is not a bad number at all. Ms Sell stated that she contacted other towns and found that their setbacks ranged from 40- to 100-feet. The Board asked Ms. Meserve to forward to Thomas Irving, Planning Director that they would like to look at increasing the side and back setbacks between commercial and residential properties to 25- or 50-feet and to look at the Highway Commercial District and the Village Commercial Districts separately.

Committee Reports: Mr. Drinkhall stated on July 14, 2008 the ACID Committee met. Mr. Drinkhall stated that the North Conway Water Precinct, the Conway Village Fire District and the Birch Hill Water District reviewed current projects and their status. Mr. Drinkhall stated that the Birch Hill water rates are going up substantially.

Mr. Drinkhall stated that the big topic was the Mount Washington Valley Economic Council (MWVEC) and that it would be at least 24-months before Conway would be able to supply them with water and wastewater. Mr. Drinkhall stated that the grant received by CVFD ~~the MWVEC would required CVFD~~ MWVEC required that they ~~to~~ have water and wastewater from Conway Village Fire District.

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Mr. Drinkhall stated that the ACID committee voted to send a letter to the Board of Selectmen that all parties should get together that are involved and try to find a way to resolve this so to allow them to move forward with their project. Mr. Sares asked if they cannot get certain funding without water and wastewater. Mr. Drinkhall answered in the affirmative.

Mr. DegliAngeli stated that the Conway Village Commissioners voted to write a letter to the Planning Board to advise of the project and schedule. Mr. DegliAngeli stated that the water and wastewater phase I project is scheduled to go to bid December 1, 2008, to break ground in spring 2009 and to be finished by fall 2010. Mr. DegliAngeli stated that it would take 2-years to complete. Mr. DegliAngeli stated that the Commissioners would not, in the interim, support septic and wells. Mr. Porter stated that the Board is going to have to be consistent with any other applicants in that same area.

Mr. Drinkhall stated that there was a meeting regarding the bypass with the NHDOT. Mr. Drinkhall stated that the northern and central portion will not be built. Mr. Drinkhall stated everyone at the meeting agreed that the southern portion should be constructed. Mr. DegliAngeli stated that it is in the 10-year plan and scheduled to start by 2015, however, the money needs to be found between now and then. Mr. Drinkhall stated that it would also be reviewed **yearly in two years**.

Mr. DegliAngeli stated that he is concerned with the State purchasing property within the corridor and not using it. Mr. Edgerton stated that they are not going to release the ones they have not purchased and not sure what they were going to do with the ones they had purchased. Mr. Drinkhall stated that tenants of that property wanted the zoning to be relaxed to allow for construction within the corridor. Mr. DegliAngeli stated that the next pivotal move is a vote of the community to eliminate the Special Highway Corridor Overlay District or look at certain areas to eliminate.

Mr. Drinkhall asked if there was another simpler option. Mr. DegliAngeli stated that he was here during the original public hearings and have volume of studies, there were western options brought up to get around Conway, but they were not accepted as there were more environmental impacts and forest land impacts and there was nothing to pick the eastern traffic. Mr. Drinkhall stated that the other issue mentioned was that the current infrastructure is crumbling and requires a lot of maintenance, but not sure if it is in the budget to upgrade. Mr. Edgerton stated if the money was used for what was passed the money would be there and yet the legislature allows them to do other things with it.

Meeting adjourned at 7:45 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant