

CONWAY PLANNING BOARD

MINUTES

JUNE 11, 2009

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CONWAY PLANNING BOARD

MINUTES

JUNE 11, 2009

A meeting of the Conway Planning Board was held on Thursday, June 11, 2009 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; Vice Chair, Martha Tobin; Steven Hartmann; David Sordi; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Drinkhall made a motion, seconded by Mr. Hartmann, to approve the Minutes of May 28, 2009 as written. Motion carried with Ms. Tobin abstaining from voting.

MICHAEL VALLADARES – SUBDIVISION REVIEW (PID 207-14) FILE #S09-05

Mia Gannon of Thaddeus Thorne Surveys and Michael Valladares appeared before the Board. This is an application to subdivide 90 acres into five lots. Ms. Gannon stated that they have received a variance from the Zoning Board of Adjustment to allow overhead utilities over East Conway Road and then underground on the lots. Mr. Irving stated that a NHDES Subdivision approval has yet to be received and a wetland scientist has reviewed the wetlands on lot 4, there is no issue, but they still need to delineate the wetlands on the plan.

Ms. Tobin made a motion, seconded by Mr. Drinkhall, to accept the application of Michael Valladares for a Subdivision Review as complete. Motion unanimously carried.

Mr. Irving stated that Mr. Valladares is working on a conservation easement on lot 4, so lot 4 might not be developed. Mr. Irving stated he would recommend, rather than submitting a bond now, a condition on the plan that prior to the issuance of any construction permits the utilities be installed and inspected by the Town or bonding for utilities be submitted at the time of development.

Mr. Hartmann asked about the street trees. Ms. Gannon stated for the most part the street tree requirements are met. Mr. Valladares stated that people ride through the country side to see the fields. Mr. Porter asked for public comment; there was none.

Mr. Porter read the waiver requests for §131-37.1.A and §131-67.C. 8.b. **Mr. Drinkhall made a motion, seconded by Mr. Hartmann, to grant the waiver requests for §131-37.1.A. and §131-67.C.8.b. Motion unanimously carried.**

Ms. Tobin made a motion, seconded by Mr. Drinkhall, to conditionally approve the subdivision for Michael Valladares conditionally upon NHDES Subdivision approval and indicating approval number on plan; delineating the Wetland and Watershed Protection Overlay District on lot 4 and extend the district to the property line; adding a note to the plan depicting the subsequent condition that: "Prior to the issuance of any construction permits that would require improvements to the utilities on lot 4, the applicant shall post surety for installation of the underground utilities depicted on the plan or install such utilities and have them inspected by the Town"; submitting Mylar(s) for recording; a performance guarantee for monuments or have them set; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 10, 2009. Motion unanimously carried.

Adopted: June 25, 2009 – As Written
CONWAY PLANNING BOARD – JUNE 11, 2009

HUGH W. HASTINGS, II/HALE ESTATES – SUBDIVISION REVIEW (PID 250-32, 57, 71 & 100 AND 263-62) FILE #S09-06

Ron Briggs of Briggs Land Surveying appeared before the Board. Hugh Hastings, Burr Phillips and Tom Fadden were in attendance. This is an application to realign 1,000 feet of proposed road, eliminate PID 250-58 & 59, add 173 square feet of land to PID 250-57 and add 1,533 square feet of land to PID 250-32. This application was accepted as complete on April 9, 2009.

Mr. Briggs gave a brief overview. Mr. Porter asked for public comment; there was none.

Mr. Drinkhall made a motion, seconded by Ms. Tobin, to conditionally approve the Subdivision for Hugh Hastings conditionally upon Town Engineer Review and Approval; Conway Village Fire Chief Approval; NHDES Alteration of Terrain Approval and indicate approval number on plan; indicate NHDES Wetland Approval number on plan; submitting four sets of revised plans (three to remain with the Town); submitting Mylar(s) for recording; submitting a performance guarantee for all site improvements; submitting a \$25 Check made payable to the Carroll County Registry of Deeds; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on September 10, 2009. Motion unanimously carried.

OTHER BUSINESS

Amethyst Hill Properties (PID 252-47) – Extension of Conditional Approval (File #FR07-10): Kirk Saunders of White Mountain Oil was in attendance. Mr. Drinkhall made a motion, seconded by Mr. Porter, to extend the conditional approval for Amethyst Hill Properties until June 10, 2010. Motion carried with Ms. Tobin voting in the negative and Mr. Hartmann abstaining from voting.

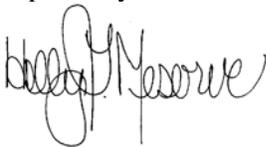
Raymond and Mary Coakley (PID 276-172 & 173) – Lot Merger: Mr. Drinkhall made a motion, seconded by Mr. Porter to sign the lot merger for Raymond and Mary Coakley combining lots PID 276-172 & 173. Motion unanimously carried.

Committee Reports: Ms. Tobin asked about the bike lane on Kearsarge Road. Mr. Drinkhall stated if grant money and private donations are received it will happen, however, they are only four weeks from paving and even closer to the final grading, so it would have to happen extremely fast.

North Conway Country Club/River Run Company/Conway Scenic Railroad (PID 218-34, 35 & 51.01) – Request for a Concurrent Site Plan and Subdivision Review: Ms. Tobin made a motion, seconded by Mr. Hartmann, to allow the North Conway Country Club/River Run Company/Conway Scenic Railroad to submit a concurrent site plan and subdivision application. Motion unanimously carried.

Meeting adjourned at 7:32 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant