

**CONWAY PLANNING BOARD**

**MINUTES**

**AUGUST 9, 2012**

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CONWAY PLANNING BOARD

MINUTES

AUGUST 9, 2012

A meeting of the Conway Planning Board was held on Thursday, August 9, 2012 beginning at 7:10 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Kevin Flanagan; Eric Porter; Alternate, Raymond Shakir; Alternate, Larry Martin; Planning Director, Thomas Irving and Recording Secretary, Karen Hollowell.

**APPOINTMENT OF ALTERNATE MEMBERS**

Mr. Porter appointed Mr. Shakir and Mr. Martin as voting members.

**REVIEW AND ACCEPTANCE OF MINUTES**

**Mr. Porter made a motion, seconded by Mr. Flanagan, to approve the Minutes of July 26, 2012.** Mr. Shakir noted on page 6, paragraph 4 where it states 36 kb and 115 kb, it should be changed to 36 kv and 115 kv. **Motion carried 4-0-1 with Mr. Martin abstaining.**

**EVERGREEN ON THE SACO HOME OWNER'S ASSOCIATION – UNIT SUBDIVISION REVIEW (PID 265-161.3) FILE #S12-08**

Mark Lucy of White Mountain Survey and Engineering appeared before the Board. Ed Poliquin was also present. This is an application to amend File #S04-12 to separate duplex units 16 & 17 into two single units and relocate unit 16; to expand home lot 22 to include home lot 23 and convert home lot 23 into unit 23; and separate duplex units 48 & 49 into two single units on Poliquin Drive.

Mr. Lucy stated he would like to limit the application. He would like to remove his requests regarding duplexes 48 and 49 and, also, lots 16 and 17 and leave them as duplexes. Mr. Lucy next stated he is here today to ask for home lot 22 to include home lot 23 and, furthermore, they are asking that the previously approved home lot 23 be relocated onto association land. Mr. Lucy advised they are requesting that home lot 23 be moved to another location, which is next to home lot 33. This places home lot 23 fronting on Poliquin Drive.

Mr. Martin questioned if they are creating a new lot 23 by enlarging it to include home lot 22 and moving it next to home lot 33. Mr. Lucy replied in the affirmative. Mr. Martin questioned if we are losing common land. Mr. Irving replied in the affirmative and added there is sufficient common land left to satisfy requirements.

**Mr. Martin made a motion, seconded by Mr. Flanagan, to accept the application of Evergreen on the Saco Homeowner's Association for a unit subdivision as complete. Motion carried unanimously.**

Mr. Lucy next stated that all they are asking for this evening is to just relocate one lot. Mr. Irving advised he will have amendments to the plan. These will be to draw out a footprint for Unit 23 as well as showing a driveway and access to it and, also the road design.

**Adopted: August 23, 2012 – As Written  
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Mr. Irving questioned if the applicant is requesting a curb cut or are they sharing a driveway. Mr. Lucy advised they are requesting a new curb cut. Mr. Irving stated then there will be a request for modification and this will require some bonding. Mr. Irving advised that he would check with the Town Engineer to see if the bonding we are currently holding is sufficient.

**Mr. Martin made a motion, seconded by Mr. Flanagan, to conditionally approve the Unit Subdivision for Evergreens on the Saco Home Owner's Association conditionally upon Town Engineer Approval; Conway Village Fire District Water and Sewer Approval; show access unit 23 and amend plan accordingly; revising road design for new curb cut(s); submitting a performance guarantee for all infrastructure improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on November 8, 2012. The motion carried unanimously.**

At 7:25 the Chairman called for a brief recess of the meeting. The Chair called the meeting back to order at 7:29 p.m.

**OTHER BUSINESS**

**Douglas Gholson/Transvale Acres – Gift of Land (PID 251-38)**: Mr. Irving reviewed a memo from the Town Manager regarding an offer of a gift of land in Transvale Acres, Map/Lot 251-38. (See attached). Mr. Martin questioned if the lot has access to the river. Mr. Irving stated that he believes the lots may have a deeded right to the river; however, this lot is not on the river. **Mr. Martin moved, seconded by Steve Porter, to recommend to the Board of Selectmen to accept the gift of land from Douglas Gholson.**

Mr. Flanagan questioned if there will be demolition costs incurred by the town if we do take the property. Mr. Irving responded in the affirmative. Mr. Shakir stated he doesn't understand why the town would want the land. Mr. Irving explained it would be to get rid of the structure on the property. We probably don't want the land, but we may end up with the land anyway through the tax lien process. Mr. Martin stated the costs will be less if we go this route and, also, this is a more expeditious process to get rid of the structure before the next flood. There was further brief discussion. **The motion carried 4-1-0 with Mr. Martin opposed.**

**Committee Reports:** There were none.

**Adjourn:** Mr. Martin moved, seconded by Eric Porter to adjourn the meeting. Motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,



Karen Hallowell  
Recording Secretary