

**CONWAY PLANNING BOARD**

**MINUTES**

**MAY 10, 2012**

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CONWAY PLANNING BOARD

MINUTES

MAY 10, 2012

A meeting of the Conway Planning Board was held on Thursday, May 10, 2012 beginning at 7:00 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Vice Chair, Martha Tobin; Secretary, Patricia Sell; Steven Hartmann; Alternate, Lawrence Martin; and Recording Secretary, Holly Meserve.

**APPOINTMENT OF ALTERNATE MEMBERS**

Mr. Porter appointed Mr. Martin as a voting member.

**REVIEW AND ACCEPTANCE OF MINUTES**

The Minutes of April 26, 2012 should be amended as follows: page 1, under Election of Officers, add second paragraph **“Mr. Martin made a motion, seconded by Mr. Porter, to nominate Patricia Sell as Vice Chair. Ms. Sell respectfully declined and stated that she would like to see Martha Tobin remain as Vice Chair. Mr. Martin withdrew his motion and Mr. Porter withdrew his second”**.

**Mr. Martin made a motion, seconded by Ms. Sell, to approve the Minutes of April 26, 2012 as amended. Motion carried with Ms. Tobin and Mr. Hartmann abstaining from voting.**

**OTHER BUSINESS**

**Great Bridge Properties, LLC/Evergreens on the Saco Land Owner’s Association (PID 265-161.3) – Conceptual Review:** This is a conceptual review for a 36-unit affordable senior housing project and amendment to the existing unit subdivision for Evergreens on the Saco on Poliquin Drive.

Mark Lucy of White Mountain Survey and Engineering and Chris Davies appeared before the Board. Ed Poliquin was in attendance. Mr. Davies stated that they are proposing 27, one-bedroom units and 9, two-bedrooms.

Mr. Lucy stated that NHDOT is not requiring any further widening on Route 16. Mr. Lucy stated that they will need to submit a change or increase of use permit to NHDOT. Mr. Lucy stated that the hook up to municipal water and sewer is currently under review. Mr. Lucy stated that since the proposed project with the build out of Poliquin Drive will be over 100,000 square feet of disturbed area, NHDES will require an amendment to the Alteration of Terrain permit.

Mr. Lucy stated Evergreens on the Saco is approved for 62 units. Mr. Lucy stated a density analysis of the entire site, including the reserved land, and the fact that the site is serviced by municipal water and sewer, allows for 36 additional units on this site.

**Adopted: June 14, 2012 – As Written  
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Mr. Martin asked if there would be elevators. Mr. Davies answered in the affirmative. Mr. Martin asked where the monthly rental fee will start. Mr. Davies stated that a one-bedroom unit would start in the high \$600 per month and a 2-bedroom unit would start at a high \$700 per month. Mr. Davies stated that this would include water and heat. Mr. Davies stated that there will be two handicap units available

Ms. Sell asked what the age for this development is. Mr. Davies answered 62 and older. Mr. Hartmann asked what will happen if you cannot fill the units with people over 62. Mr. Davies stated that it will be a land use restriction, so they will not be able to rent it to people under the age of 62. Ms. Sell asked if there would be any exceptions to the age for people with disabilities. Mr. Davies stated if they receive rural development money they would be required to house a person under the age of 62 if they have a disability, but don't know if we will have rural development funding or not at this time.

Mr. Porter asked for public comment; there was none.

**Ralph W. Shirley Post 46 American Legion (PID 276-103) - §123-4.A.5 (File #NA12-07):**

This is a request to construct a 12' x 16' storage building at 47 Tasker Hill Road.

**Mr. Martin made a motion, seconded by Ms. Sell, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that a 12' x 16' storage building is not subject to a Minor or Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion unanimously carried.**

**Frederick, Abigail and June Kennett (PID 259-114.001 & 114.002) – Lot Merger: Mr. Martin made a motion, seconded by Ms. Sell, to approve the lot merger for Frederick, Abigail and June Kennett. Motion unanimously carried.**

**Committee Reports:** There are none.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,



Holly L. Meserve  
Recording Secretary