

CONWAY PLANNING BOARD

MINUTES

JULY 12, 2012

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CONWAY PLANNING BOARD

MINUTES

JULY 12, 2012

A meeting of the Conway Planning Board was held on Thursday, July 12, 2012 beginning at 7:01 p.m. at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Porter; Selectmen's Representative, Mary Seavey; Vice Chair, Martha Tobin; Kevin Flanagan; Eric Porter; Alternate, Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBER

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

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Flanagan, to approve the Minutes of June 28, 2012 as written. Motion unanimously carried.

EVERGREEN ON THE SACO HOME OWNER'S ASSOCIATION – CONCURRENT FULL SITE PLAN AND UNIT SUBDIVISION REVIEW (PID 265-161.3) FILE #FR12-07 AND #S12-06

Chris Davies of Great Bridge Properties and Mark Lucy of White Mountain Survey and Engineering appeared before the Board. This is an application for a Concurrent Full Site Plan and Unit Subdivision Review to create an additional unit and construct a 36-unit apartment building and associated infrastructure.

Mr. Lucy stated that this would create a 3.95 acre exclusive use area, not a separate lot of record, with the remainder of the land becoming a part of the Homeowners Association land. Mr. Lucy stated that this proposal includes the completion of Poliquin Drive. **Ms. Tobin made a motion, seconded by Mr. Flanagan, to accept the application of Evergreen on the Saco Homeowner's Association as complete. Motion unanimously carried.**

Mr. Shakir asked when construction would begin. Mr. Lucy stated it is unknown as there are several more steps, but this the first. Mr. Davies stated that he would be applying for funding in August of this year. Mr. Shakir asked if there is any infrastructure started or completed. Mr. Lucy stated not for this project. Mr. Davies stated that 250 feet of the southern portion of Poliquin Drive is under construction as part of the Conway Pines project. Mr. Shakir asked about sewage. Mr. Lucy stated that it is under review by the Conway Village Fire District. Mr. Shakir asked if this would have a well or a municipal water line. Mr. Lucy answered municipal water.

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

**Adopted: July 26, 2012 – As Written
CONWAY PLANNING BOARD – JULY 12, 2012**

Mr. Irving read the waiver request for §123; §123-6.A; §123-6.B.2; §123-20.C; §123-20.F/§131-67.C.8.b; §123-21.2.C; §131-24.R; and §131-68.H.1. **Mr. Porter made a motion, seconded by Mr. Flanagan, to grant the waiver for §123; §123-6.A; §123-6.B.2; §123-20.C; §123-20.F/§131-67.C.8.b; §123-21.2.C; §131-24.R; and §131-68.H.1.** Mr. Porter asked for Board comment; Mr. Shaker asked if there were any damage to the river banks from Hurricane Irene.

Anthony Ammendolia, Secretary of the Association, stated there was no damage during the hurricane; we actually got a nicer beach. Ms. Tobin asked the difference in the number of the parking spaces. Mr. Lucy stated that it is the demographic. Mr. Davies stated that the apartments will be offered to people 62 years and older; these are single bedrooms. Mr. Davies stated that he has found with his other projects that there is always too much parking and he would like to have it remain green as much as possible. Mr. Poliquin stated that he has left a huge buffer of trees. **Motion unanimously carried.**

Mr. Irving stated that the Fire Chief's approval is still pending; he wanted access to three sides of the building and asked Mr. Lucy to give a brief overview of how they are going to address the Fire Chief's concerns. Mr. Lucy submitted a proposed plan and stated that the sewage, drainage electric etc will not be affected by the proposed changes. **Ms. Tobin made a motion, seconded by Mr. Flanagan, that the proposal relative to the Fire Chief's comments is not substantive changes to preclude a conditional. Motion unanimously carried.**

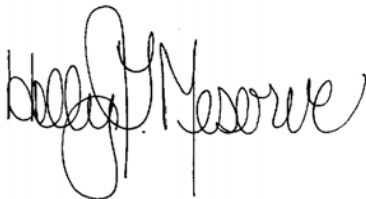
Ms. Tobin made a motion, seconded by Mr. Porter, to conditionally approve the Concurrent Site Plan and Unit Subdivision for Evergreens on the Saco Home Owner's Association conditionally upon Town Engineer Approval; NHDES Alteration of Terrain Approval and indicate approval number on plan; Conway Village Fire Chief Approval; Conway Village Fire District Water and Sewer approval; relocate the light fixture from within the westerly buffer; a Mylar; a performance guarantee for all on and off site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on July 11, 2013. Motion unanimously carried.

OTHER BUSINESS

Committee Reports: There were none.

Meeting adjourned at 7:31 p.m.

Respectfully submitted,



Holly L. Meserve, Recording Secretary