

CONWAY PLANNING BOARD

MINUTES

MARCH 10, 2005

A meeting of the Conway Planning Board was held on Thursday, March 10, 2005 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Conrad Briggs; Selectmen's Representative, Larry Martin; Vice Chair, Martha Tobin; Secretary, Robert Drinkhall; Sheila Duane; Theodore Sares; Steven Porter; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

The Minutes of February 24, 2005 should be amended as follows: page 2, paragraph 3 under The Kennett Company, line 1 should read, "Mr. Sares stated it *could* be cost...". **Ms. Duane made a motion, seconded by Mr. Drinkhall, to approve the Minutes of February 24, 2005 as amended. Motion carried with Mr. Martin, Mr. Briggs and Ms. Tobin abstaining from voting.**

GREG & DEBORAH SNOW/PATRICK & AMY RICHARDI – BOUNDARY LINE ADJUSTMENT (PID 231-23 & 24) FILE #S05-06

Diane Smith of Thaddeus Thorne Surveys and Greg and Deborah Snow appeared the Board. This is an application to add 0.03 of an acre to PID 231-23 from PID 231-24 to put the existing carport on PID 231-23 into conformance with the 15-foot setback requirement. **Ms. Tobin made a motion, seconded by Ms. Duane, to accept the application of Greg & Deborah Snow and Patrick & Amy Richardi for a Boundary Line Adjustment Review as complete. Motion unanimously carried.**

Mr. Briggs read the requirements to grant a waiver. Mr. Briggs read the waiver requests for Articles 131-24.N; 131-24.O. & 26.A.; 131-24.T. & U.; and 131-24.W. **Ms. Duane made a motion, seconded by Mr. Drinkhall, to grant the waiver requests for Articles 131-24.N; 131-24.O. & 26.A.; 131-24.T. & U.; and 131-24.W.** Mr. Briggs asked for public comment; there was none. **Motion unanimously carried.**

Ms. Duane made a motion, seconded by Mr. Martin, to approve the Boundary Line Adjustment for Greg & Deborah Snow and Patrick & Amy Richardi. Motion unanimously carried. The plans were signed.

JAMES AND LINDA DIGIANDOMENICO – 15-UNIT SUBDIVISION CONTINUED (PID 262-64) FILE #S04-27

Mr. Irving stated that the applicant has requested a continuance. **Ms. Duane made a motion, seconded by Mr. Drinkhall, to continue the 15-Unit Subdivision for James and Linda Digilandomenico until March 24, 2005. Motion unanimously carried.**

Adopted: March 24, 2005 – As Written
CONWAY PLANNING BOARD – MARCH 10, 2005

BELLEVUE PROPERTIES, INC. – FULL SITE PLAN REVIEW CONTINUED (PID 235-98) FILE #FR05-03

Mr. Irving stated that the applicant has requested a continuance. **Ms. Duane made a motion, seconded by Mr. Porter, to continue the Full Site Plan Review for Bellevue Properties, Inc. until March 24, 2005. Motion unanimously carried.**

OLYMPIA EQUITY INVESTORS X, LLC (regarding property owned by FRANK & GILDA JANUZZI/PRIORITY DEVELOPMENT INC/CMC REALTY TRUST) – FULL SITE PLAN REVIEW CONTINUED (PID 235-12, 13 & 14) FILE #FR05-05

Joe Mulledy of T.F. Moran appeared before the Board. Mr. Irving gave an overview of the project. Mr. Briggs asked for public comment; Stephen Hartman stated that he would like the Board to look at the over abundance of rooms in the Valley. Mr. Irving stated that the Board couldn't deny the application based on the number of rooms under the current regulations, however, they could create those types of regulations.

Mr. Sares stated there is a warrant article on the ballot this year for a CIP, which could begin the process of working on a way to control it. Mr. Sares stated right now there is not a lot this Board can do. Mr. Martin stated there are no regulations in place limiting the number of rooms. Mr. Martin stated that Mr. Hartman's concern is well received, but with the regulations currently in place, our hands are tied.

Mr. Briggs read the waiver request for Article 123-20.G. **Ms. Duane made a motion, seconded by Mr. Porter, to grant the waiver request for Article 123-20.G.** Mr. Martin stated that this waiver needs to go away and connecting driveways need to be constructed. Mr. Briggs stated that the Board has asked for them when it has been appropriate. Mr. Martin stated its been too easily given away in the past. **Motion carried with Mr. Martin voting in the negative.**

Mr. Drinkhall made a motion, seconded by Ms. Duane, to conditionally approve the Full Site Plan for Olympia Equity Investors X, LLC conditionally upon submitting Mylar's for all sheets to be recorded; a performance guarantee for all site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on June 9, 2005. Motion unanimously carried.

OTHER BUSINESS

Jay Patel/Wingate Inn & Suites (PID 230-1) File #FR04-06 – Extension of Conditional Approval: Mr. Drinkhall made a motion, seconded by Ms. Duane, to extend the conditional approval for Jay Patel/Wingate Inn & Suites until June 9, 2005. Motion unanimously carried.

Meeting adjourned at 7:43 p.m.
Respectfully Submitted,

Holly L. Meserve, Recording Secretary