

CONWAY PLANNING BOARD

MINUTES

JUNE 8, 2006

A meeting of the Conway Planning Board was held on Thursday, June 8, 2006 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Larry Martin; Secretary, Steve Porter; Martha Tobin; Hud Kellogg; Sean McFeeley; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Tobin made a motion, seconded by Mr. Porter, to approve the Minutes of May 25, 2006 as written. Motion carried with Mr. McFeeley abstaining from voting.

ADA FUGE – 2-LOT SUBDIVISION (PID 284-17) FILE #S06-15

Diane Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide 7.58 acres into two lots. **Mr. Martin made a motion, seconded by Mr. Porter, to accept the application of Ada Fuge for a Subdivision Review as complete. Motion unanimously carried.**

Ms. Tobin made a motion, seconded by Mr. Martin, to approve the 2-lot subdivision for Ada Fuge. Mr. Drinkhall asked for Board comments; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.** The plans were signed.

HAMLIN GREENE/THE DRUKER COMPANY, LTD/SCENIC RAILROAD REALTY, LLC – CONCURRENT SITE PLAN AND SUBDIVISION CONTINUED (PID 246-23, 24 & 24.001) FILE #FR06-04 & S06-12

This is an application to convey 4.945 acres from PID 246-23 to PID 246-24, create a right-of-way, amend the two-unit subdivision, demolish 49,962 square feet and construct a 68,874 square foot Stop & Shop Supermarket with associated parking and infrastructure at 1584 White Mountain Highway. This application was accepted as complete on May 11, 2006.

John Lorden, Project Engineer with Wagner Engineering appeared before the Board. Mr. Lorden stated the applicant has done some revisions in regard to architecture, they have discussed the easement with the owner of the campground and they are awaiting Town Engineer comments. Mr. Lorden stated that the applicant would like to request a continuance so everything can be addressed at once. **Mr. Martin made a motion, seconded by Mr. Porter, to continue the application of Hamlin Greene/The Druker Company, LTD/Scenic Railroad Realty, LLC for a Concurrent Site Plan and Subdivision Review until July 13, 2006. Motion unanimously carried.**

OTHER BUSINESS

KGI Mountain Valley Mall (PID 246-38) – File #FR05-10 – Review Conditional Approval and File #NA06-07: Kevin Letch with KGI Properties appeared before the Board. Mr. Letch submitted a hard copy of the bond for the on-site improvements. Mr. Letch stated that there is an agreement between the Town and us in regard to the roundabout that is ready to be given to the Town tomorrow for their review. Mr. Letch stated that the applicant received a conditional approval in January 2006 and then had some legal issues that have been resolved. Mr. Letch stated updated plans have been submitted as of today. Mr. Letch stated that it is his understanding that all the conditions have been met with the exception of Town Engineer approval (#14) and bonding.

Mr. Irving stated that the applicant has made tremendous progress with the conditions of the approval. Mr. Irving reviewed the conditional approval and asked the Board if the architectural condition has been satisfied. **Ms. Tobin made a motion, seconded by Mr. Porter, that the architectural condition [#6] has been satisfied.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Irving stated written approval from the Town Engineer, submittal of additional supplemental review fees and submittal bonding for on-site and off-site improvements are all still needed. Mr. Irving asked if the Board would consider a motion that when the conditions have been met, the plans could be signed out-of-session. **Ms. Tobin made a motion, seconded by Mr. Porter, that when the conditions have been met for KGI Mountain Valley Mall, LLC, the plans can be signed out-of-session.** Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; there was none. **Motion unanimously carried.**

Mr. Letch stated that the applicant would like to ask that the Board to grant an approval under 123-4.A. (5) to allow the construction of the loading dock and the front entry on the JC Penney building. Mr. Irving stated that these are elements that are confined to the fenced area currently on the site. **Mr. Martin made a motion, seconded by Mr. Porter, that the Planning Board determined that based on the provisions of §123-4. A. 5., regarding applicability, that the construction of the loading dock and the front entry on the JC Penney 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.**

2006 Planning Board Work Plan: The Board discussed the attached work plan for 2006. The Board agreed to work on the CIP, revising the subdivision and site plan review regulations to reduce administrative waivers and revising implementation chapter of the Master Plan.

Meeting adjourned at 8:22 pm.

Respectfully Submitted,

Holly L. Meserve
Planning Assistant