

CONWAY VILLAGE FIRE DISTRICT  
BOARD OF COMMISSIONERS' MEETING  
Thursday, October 20, 2022, 5:00 P.M.  
Admin. Building  
As amended.

Meeting was called to order at 5:00 P.M.

Commissioners present: Steve Bamsey, Tom Buco and Mike DiGregorio.  
Staff present: Superintendent Bruno Vallieres, Chief Solomon, Assistant Chief Remington,  
and Bookkeeper Amy Snow.

FIRE CHIEF'S BUSINESS

The Chief presented a draft of the 2023 budget. Discussion ensued.

The Chief next presented a letter to Avesta Housing regarding their affordable housing project on Technology Lane and the fact that they are not following through with initial plans. Discussion ensued.

The Chief brought up that the previously signed one - year non precinct fire agreement with the Town of Conway. The agreement is not acceptable with the Town as is, so a new contract is being drawn up for a one – year contract with extensions up to five years for both the Commissioners and the Town to sign This would make it legitimate with the warrant article.

SUPERINTENDANT'S BUSINESS

Bruno began with the revised letter to Judith Huston as she is asking for and he is providing hard dates on the scheduling of the Sludge Monofil Facility. **Mr. Bamsey made the motion to sign the revised and updated letter to NHDES. Seconded by Mr. Buco. Motion passed 3-0-0.**

Bruno next stated that he had previously asked why we had not received as-builts from Underwood. Apparently, this all happened long ago that nobody really remembers. Bruno added that he had an Engineering Service Request (ESR) that needs to be initialed to proceed with before and after surveys for the sludge facility. **Mr. Bamsey made the motion to sign this letter of engagement with Underwood for an estimated cost of \$6,000.00 for the ESR. Seconded by Mr. Buco. Motion passed 3-0-0.**

Bruno then presented a second ESR retainer to consult with Underwood. Discussion ensued. **Mr. Bamsey made the motion to sign this letter of engagement with Underwood for an estimated cost of \$2,2500.00 for UE Project number 25. Seconded by Mr. Digregorio. Motion passed 3-0-0.**

Bruno presented a draft for the 2023 sewer budget. He will present the water budget next week.

He also added that the new road behind the Park is nearly done.

#### BOOKKEEPER'S BUSINESS

**Mr. Bamsey made the motion to request \$24,300.00 to come from CVFD Sewer Debt Expendable Trust Fund and CVF Pequawket Park Capital Trust Fund. Seconded by Mr. Bucu. Motion passed 3-0-0.**

Amy asked if the money for sealing the Admin parking lot should be in the budget or taken from the Trust Fund. It was agreed to take it out of the Building Maintenance Trust Fund.

#### ADMINISTRATIVE BUSINESS

**Mr. Bamsey made a motion to ratify a., and b. Seconded by Mr. Bucu.**

- a. Ratify Payroll Manifest and sign checks for week ending 10/16/22
- b. Ratify A/P Manifest dated 10/19/22 and sign checks dated 10/21/22

Discussion: Gravel from Burke Quarry for Park road – \$798.45

MB Tractor - \$500 – replacement chain saw

Harcross Chemicals - \$6429 – Caustic for water to keep the PH up

**Motion passed 3-0-0.**

**Mr. Bamsey made a motion to approve the minutes for week 10/13/2022.**

**seconded by Mr. Bucu. Motion passed. 2-0-1, Commissioner Digregorio abstained due to absence at last meeting.**

Discussion ensued around whether, or not, we have paramedics on 24/7, the chief said no. Discussion also occurred around the commissioners making a decision on dissolving the district and which Trust Funds will carry over and which ones will be closed.

Discussion ensued regarding the meeting next week and the Memorandum of Understanding.

The next Commissioners meeting will be October 27th, 2022, at 5 P.M. at the Administrative Building, the town representatives will be in attendance.

November 7<sup>th</sup> a quorum of the board is meeting with the Center Conway Commissioners at 4:30 P.M. at the Center Conway Fire Station.

Commissioners are meeting with the Conway Selectmen on November 15<sup>th</sup> and the Dissolution Informational meeting is on November 17<sup>th</sup> at 5 P.M. at the Fire Station.

There being no further business to come before the Board, meeting was adjourned without objection at 6:45 P.M.

Respectfully submitted,  
Lisa Chisholm, Office Assistant

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Respectfully submitted,  
Lisa Chisholm, Office Assistant

October 18, 2022

Todd Rothstein  
Avesta Housing  
307 Cumberland Ave  
Portland, Me 04101

Early in 2020, I started seeing plans for Avesta Housing's project on Technology Lane in Conway. I reviewed these plans, submitted comments, had changes made, and ultimately approved a subdivision plan allowing four apartment buildings for a total of 156 units on an extension of Technology Lane. The plan I approved in August 2020 included the water line being looped and Technology Lane being completed.

In August of 2022, I was informed that Avesta Housing is planning to complete all four buildings without the road or water line loop. In fact, Avesta Housing informed me that they are not even responsible for completing the water main or road and that the Mt. Washington Valley Economic Council is responsible for that.

I looked into this and found that Avesta Housing had failed to submit the phasing plan to me for fire department review. I received that in August 2022, reviewed it and find that it does not contain any information regarding when the buildings will be built or the fact that the applicant, Avesta Housing has no intention of completing the road or water line. I further reviewed the minutes of the Planning Board meeting from June 11, 2020 where Avesta was discussed and received conditional approval and found no time line or mention of Avesta not being responsible for the whole project there either. I contacted the Water/ Wastewater Superintendent. He was under the same impression. The water and sewer lines were to be completed in conjunction with the building. In addition I noted that the submitted plans, sheet 5 number 8 state that utilities would be completed in Spring of 2021.

I have reached out to Avesta for additional information and to seek a mutually acceptable resolution to this to no avail. We had a conference call on 08/18/2022. Avesta was to get back to me with a timeline for review and information regarding what water flow would be available on the top floor of building four with buildings one, two, and three in operation. On 09/06/2022 Avesta gave me the following time line:

Building	Construction Start	Occupancy
1	June 2022	August 2023
2	April 2024	May 2025
3	April 2027	May 2028
4	April 2027	October 2028

I again asked when in this time line the road and water line would be completed and was told, "The water line and road associated with Avesta's development will be done concurrently with Building's #3 and 4. As Josh described on our call, Mt Washington Valley Economic Council is responsible for the infrastructure beyond that point and I can't speak to their anticipated schedule."

On 09/20/2022 I received a basic 'Needed Fire Flow' calculation for one of the Avesta buildings. This is not what was discussed in the August conference call and so simple a calculation, that I routinely do this with plans review and would not have needed a Fire Protection Engineer to assist.

At this point I see three possible remedies to correct deficiencies in information provided to the fire department for review and approval of the subdivision.

1. Avesta Housing can alter their time line and plans, work with the Mount Washington Valley Economic Council to complete the road and water line loop in conjunction with constructing building two.
2. I can deny the building permit for building two.
3. I can revoke my approval and formerly inform the planning board that Avesta Housing is not meeting the conditions of approval regarding fire protection, access, and egress, and ask them to reconsider their approval.

I was willing to work out a mutually acceptable solution with Avesta Housing but do not feel Avesta is taking this seriously or has any interest in a solution. Therefore I will not approve building two for construction without the water line and road being completed. In addition, I am informing the Planning Board. They may or may not take action at their discretion. They at least need to see this to help prevent similar issues from arising in the future.

Stephen Solomon, Chief  
Conway Fire Department