

ZONING BOARD OF ADJUSTMENT

MINUTES

FEBRUARY 20, 2013

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, February 20, 2013 at the Conway Town Office in Center Conway, NH, beginning at 7:00 pm. Those present were: Chair, Phyllis Sherman; Vice Chair, John Colbath; Andrew Chalmers; Dana Hysten; Luigi Bartolomeo; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

PUBLIC HEARINGS

A public hearing was opened at 7:35 pm to consider a **SPECIAL EXCEPTION** requested by **CARROLL COUNTY LEASING COMPANY** in regard to §147.13.14.3.5 and §147.13.14.3.11 of the Conway Zoning Ordinance **to allow storage of materials within the Floodplain Conservation Overlay District** at 209 Hobbs Street, Conway (PID 277-144). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, February 8, 2013.

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. Ms. Sherman read the application and the applicable section of the ordinance. Mr. Irving stated that the area proposed for storage was used for parking and loading. Mr. Bartolomeo asked what will be stored there. Mr. Smith answered lumber. Mr. Bartolomeo asked if it was a staging area. Mr. Smith answered in the affirmative, but there may be other material there for a few days. Mr. Chalmers asked if this is temporary storage. Mr. Smith stated it may not be set directly on the ground, but could be on pallets. Mr. Irving stated there are no buildings proposed with this application.

Ms. Sherman asked for public comment; there was no public in attendance.

Mr. Chalmers asked if this area were to flood, what is to keep the materials from reaching the pond. Mr. Smith stated if there was an anticipated flood it would be moved off; plus there is an existing slab that is out of the floodplain that the materials could be moved to. Mr. Irving asked if the compound is currently fenced. Mr. Smith stated it is on the parking side to keep vehicular traffic out. Mr. Chalmers stated if the owners are willing to move the materials, than he is okay with this application. Mr. Irving stated that the buffer is heavily vegetated. Mr. Smith stated there are several substantial trees in the buffer.

Ms. Sherman read item 1. **Mr. Colbath made a motion, seconded by Mr. Hysten, that the granting of the special exception would not violate the general spirit of the ordinance nor would it create a public health or safety hazard.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Mr. Colbath made a motion, seconded by Mr. Hysten that, based on the forgoing findings of fact, the special exception pursuant to §147.13.14.3.5 and §147.13.14.3.11 of the Town of Conway Zoning Ordinance to allow storage of materials within the Floodplain Conservation Overlay District be granted. Motion unanimously carried.

Adopted: March 20, 2013 – As Written
CONWAY ZONING BOARD OF ADJUSTMENT – FEBRUARY 20, 2013

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Colbath made a motion, seconded by Mr. Bartolomeo, to approve the Minutes of November 28, 2012 as written. Motion carried with Mr. Hylen abstaining from voting.

Meeting adjourned at 7:50 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive style with a large initial "H" and "M".

Holly L. Meserve,
Recording Secretary