

CONWAY PLANNING BOARD

MINUTES

OCTOBER 12, 2017

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| 1 | Virginia and Thaddeus Thorne/Lydia and Chester Lucy/
Charles Thorne/Mary and Kingdon Gould (PID 273-18) –
2-Lot Subdivision (File #S17-05) <ul style="list-style-type: none">• Conditionally Approved |
| 2 | Other Business <ul style="list-style-type: none">• 2018 Planning Board Dates and Submittal Deadlines• Proposed Amendment to the Zoning Ordinance – §190-13.B.(4)• Conway Daily Sun (PID 219-66)• House Bills/Short Term Rentals |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, October 12, 2017 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Vice Chair, Michael Fougere; Steven Hartmann; Raymond Shakir; Steven Steiner; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Hartmann made a motion, seconded by Mr. Fougere, to approve the Minutes of September 14, 2017 as written. Motion carried unanimously.

VIRGINIA AND THADDEUS THORNE/LYDIA AND CHESTER LUCY/CHARLES THORNE/MARY AND KINGDON GOULD (PID 273-18) – 2-LOT SUBDIVISION REVIEW (FILE #S17-05)

Wes Smith of Thaddeus Thorne Surveys appeared before the Board. This is an application to subdivide ±46.7 acres into two-lots of 5.04 acres and 41.63 acres on Brownfield Road, Center Conway. **Mr. Shakir made a motion, seconded by Mr. Steiner, to accept the application of Virginia and Thaddeus Thorne/Lydia and Chester Lucy/Charles Thorne/Mary and Kingdon Gould for a 2-lot subdivision review as complete. Motion carried unanimously.**

Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall stated there was no public in attendance.

Mr. Smith read a waiver request for §130-24, 24.A and 25.B. **Mr. Porter made a motion, seconded by Mr. Steiner, to grant the waiver request for §130-24, 24.A and 25.B.** Mr. Drinkhall asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Shakir made a motion, seconded by Mr. Steiner, to conditionally approve the 2-Lot Subdivision for Virginia and Thaddeus Thorne/Lydia and Chester Lucy/Charles Thorne/Mary and Kingdon Gould conditionally upon Town Engineer approval; Center Conway Fire Chief approval; indicating a monument on the northeast corner of lot 18.1; revising plans to indicate monuments set or provide bonding for monuments; submitting a \$10 scanning fee; submitting a Mylar for recording; submitting a \$25 check made payable to Carroll County Registry of Deeds for the LCHIP fee; submitting four copies of revised plans with original stamps and signatures of surveyor and Wetland Scientist; submitting a performance guarantee (if necessary); when the conditions have met, the plans can be signed out-of-session; and this conditional approval will expire on January 25, 2018. Motion carried unanimously.

OTHER BUSINESS

2018 Planning Board Dates and Submittal Deadlines: Mr. Porter made a motion, seconded by Mr. Steiner, to approve the 2018 Planning Board Dates and Submittal Deadlines. Motion carried unanimously.

Proposed Amendment to the Zoning Ordinance: Mr. Irving stated he is suggesting an amendment to §190-13.B.(4) in regards to the conversion of older homes to four units. Mr. Irving stated one of the requirements is that the building is 50 years old; this amendment was adopted in 1982, making it relevant to homes constructed in and around 1932.

Mr. Irving stated the amendment would change the wording from "...is at least 50 years old..." to "...was constructed prior to 1930...". After a brief discussion, the Board agreed to propose the amendment as one of their amendments when the time is appropriate.

Conway Daily Sun (PID 219-66): Mr. Irving stated he spoke with the Town Manager, and he has determined that the hedge is not dead and that we will continue to work with the property owner to enhance it.

House Bills/Short Term Rentals: Mr. Irving reviewed two House Bills being proposed by Ed Butler; one regarding a disorderly house, which any particular property where the police are called repeatedly would give an opportunity for the town to regulate and issue a penalty to the property owners, and the second would allow municipalities to regulate short term rentals.

Meeting adjourned at 7:19 pm.

Respectfully Submitted,



Holly L. Meserve
Recording Secretary

<p>PLANNING BOARD DATES AND SUBMITTAL DEADLINES 2018</p>

All applications, including fees, plans, and additional materials, must be received by **4:00 PM** on the submittal deadline date:

Application submittal deadline	Planning Board meeting
TUESDAY	Thursday
January 2, 2018	January 25, 2018*
January 16, 2018	February 8, 2018
January 30, 2018	February 22, 2018
February 13, 2018	March 8, 2018
February 27, 2018	March 22, 2018
March 20, 2018	April 12, 2018
April 3, 2018	April 26, 2018
April 17, 2018	May 10, 2018
May 1, 2018	May 24, 2018
May 22, 2018	June 14, 2018
June 5, 2018	June 28, 2018
June 19, 2018	July 12, 2018
July 3, 2018	July 26, 2018
July 17, 2018	August 9, 2018
July 31, 2018	August 23, 2018
August 21, 2018	September 13, 2018
September 4, 2018	September 27, 2018
September 18, 2018	October 11, 2018
October 2, 2018	October 25, 2018
October 16, 2018	November 8, 2018*
November 20, 2018	December 13, 2018*

*Due to Holidays, there will only be one meeting in January, November and December.

DATES SUBJECT TO CHANGE AFTER APRIL 2019 TOWN MEETING

§190-13 B. Lot size and density.

- (1)** Lots serviced by a municipal water system and municipal sewerage system shall have at least 1/2 acre for the first unit that may be located thereon and at least 10,000 square feet for each additional unit on the same lot.
- (2)** Lots serviced by a municipal water system shall have at least 1/2 acre for each unit that may be located thereon.
- (3)** All other lots shall have at least one acre for each unit that may be located thereon.
- (4)** Special exceptions.
 - (a)** In order to preserve and safeguard Conway's older homes, but also allow for their conversion to multifamily dwellings, the Zoning Board of Adjustment may grant special exceptions for residential structures and accessory structures on the same conforming lot, provided that:
 - [1]** Substantially all of the structure ~~is at least 50 years old~~ was constructed prior to 1930.
 - [2]** Modification of the interior does not exceed four units.
 - [3]** No significant changes to the exterior lines or architectural detail are made which would diminish the historical or architectural heritage of the structure.
 - [4]** Adequate area is available for parking and sewage disposal.
 - [5]** Accessory structures must have at least 300 square feet of living space per unit suitable for conversion to a dwelling unit and not conflict with the purpose and intent of this section.

This same amendment is proposed for: §190-14 B., §190-15 B., §190-16 B., §190-17 C., §190-18 B., §190-19 B., §190-20 B. and §190-24 B.