

CONWAY PLANNING BOARD

MINUTES

AUGUST 25, 2022

PAGES

- | | |
|---|---|
| 1 | Appointment of Alternate Member |
| 1 | Review and Acceptance of Minutes |
| 1 | Public Hearing – Proposed Amendments to the Site Plan
Review Regulations <ul style="list-style-type: none">• §110-30.A. – Architectural Design Standards• §110-30.C.(1)(b) – Architectural Design Standards |
| 2 | Other Business <ul style="list-style-type: none">• Selectmen’s Report• Issues for Consideration |

CONWAY PLANNING BOARD

MINUTES

AUGUST 25, 2022

A meeting of the Conway Planning Board was held on Thursday, August 25, 2022 beginning at 6:00 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Ben Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Erik Corbett [via video]; Eliza Grant; Mark Hounsell; Alternate, Steven Hartmann; Planning Director, Jamel Torres; and Recording Secretary, Holly Whitelaw. Alternate Ted Phillips was in attendance.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Colbath appointed Mr. Hartmann as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

The minutes of August 11, 2022 were not available.

PUBLIC HEARING – PROPOSED AMENDMENTS TO THE SITE PLAN REVIEW REGULATIONS

§110-30.A. – Architectural Design Standards: The purpose of this amendment is to include specific examples of "mountain style" and "New England" architecture within the standards and require new or renovated buildings to incorporate architectural features that are compatible with the features of existing buildings in the area or is in keeping with the requirements in the underlying zoning district.

Mr. Colbath asked for Board comment; Mr. Colbath stated this change provides more guidance. Ms. Grant joined the Board at this time. Mr. Hartmann stated he thinks this is great, gives people an idea; the examples listed are fine and defines everything that is up and down the strip. Mr. Torres read the proposed amendment.

Mr. Colbath opened public comment at 6:08 pm. Mr. Colbath asked for public comment; there was none. Mr. Colbath closed public comment at 6:08 pm.

Ms. Grant made a motion, seconded by Mr. Hartmann, to amend the site plan review regulations regarding §110-30.A. as proposed. Mr. Colbath asked for Board comment; Mr. Hounsell stated the more words in an ordinance the more problems down the road. Mr. Hounsell stated if this is something that everyone feels is adequate and improves the situation he will vote in support, but he does so reluctantly due to the wordiness. **Motion carried unanimously by roll call vote.**

§110-30.C.(1)(b) – Architectural Design Standards: The purpose of this amendment is to reduce the length of "large commercial structures" to 100-feet and to require these building elevations to include architectural features designed to break up the appearance of these buildings. Mr. Torres read the proposed amendment.

Mr. Colbath asked for Board comment; there was none. Mr. Colbath opened public comment at 6:11 pm. Mr. Colbath asked for public comment; there was none. Mr. Colbath closed public comment at 6:11 pm.

Mr. Hounsell made a motion, seconded by Ms. Byers, to amend the site plan review regulations regarding §110-30.C.(1)(b) as proposed. Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously by roll call vote.**

OTHER BUSINESS

Selectmen's Report: Mr. Porter stated Mr. Torres presented to the Board of Selectmen an application for funds for the Master Plan pertaining to housing. Mr. Porter stated the application is for \$175,000 to incorporate housing into the Master Plan. Mr. Torres stated the Town has applied for the grant through the Housing Opportunity Grant Program. **Mr. Porter made a motion, seconded by Mr. Hounsell, to submit a letter to the Board of Selectmen to keep the \$100,000 from the arbor funds available in conjunction with the grant application. Motion carried unanimously by roll call vote.**

Issues for consideration: Ms. Grant submitted to the Board proposed amendments to the site plan review regulations and the zoning ordinance [attached].

Mr. Porter stated the Board should review outdoor seating.

Mr. Colbath stated he spoke to Town Attorney, and the Planning Board meetings are running properly.

Mr. Torres stated that the deadline to submit RFQ's for the Master Plan rewrite is September 9, 2022.

Meeting adjourned at 7:10 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant

§110-30.A. – Architectural Design

The purpose of these regulations is to provide design standards for developments or renovations of commercial properties that complement the overall New England or Mountain Town ambiance of the community. Examples of New England architecture includes, but is not limited to, Cape Cod, Salt Box, Colonial, Greek Revival, Federal, Italianate, Shingle and Queen Anne styles. Examples of Mountain Town architecture includes, but is not limited to, Mountain Modern, Post and Beam, Scandinavian Modern and Adirondack styles. Applicants must demonstrate that new or renovated buildings incorporate architectural features that are compatible with the architectural features of existing buildings in the area or is in keeping with the purposes and dimensional requirements of the underlying zoning district. It is not intended that the details of the existing buildings be duplicated precisely, but those features should be regarded as examples of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.

§110-30.C.(1)(b) - Large Commercial Structures

In large commercial structures (over 200 100 feet in length), building elevations shall be designed to give the appearance of multiple attached buildings, utilizing architectural elements such as dormers, gables, wall plane projections & recesses, molding, trim design, etc.

Conway Site Plan Review Standards

Proposed changes included in bold and italic

110-30 Architectural design.

C. 1.

c. In any case, all rooftop mechanical units shall be located so as not to be visible from street level or from public areas from ground level. ***If the height of rooftop mechanical units is greater than the structure height, the height of mechanical units shall be included in the structure height.***

C. 4. Buildings shall not cover more than 15% of the area of the lot

PROPOSED ZONING AMENDMENTS:

190- 18 (CVC), 19 (NCVC), 20 (HC)

B. Lot size and density

5. Special exceptions

c. 12 dwelling units per acre

6. One first floor dwelling unit per site can be substituted for a single commercial unit to be utilized as a first-floor storefront, in order to promote mixed use development.

190-31 Definitions.

CURRENT: Residential/Dwelling Unit- A single unit providing complete and independent living facilities for one or more persons living as a household, including provisions for living, sleeping, eating, cooking, and sanitation.

CHANGE TO: Dwelling Unit- A single unit providing a room or group of rooms located within a structure and forming a single habitable unit with facilities which are used, or are intended to be used, for living, sleeping, cooking and eating. Any individual guest accommodations, such as a hotel or motel room, whether or not cooking facilities are provided, shall be considered as a dwelling unit and are subject to all applicable density requirements.