

ZONING BOARD OF ADJUSTMENT

MINUTES

APRIL 20, 2011

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, April 20, 2011 at the Conway Town Office in Center Conway, NH, beginning at 7:30 pm. Those present were: Chair, Phyllis Sherman; Vice Chair, John Colbath; Sheila Duane; Alternate, Cynthia Briggs; Alternate, Martha Tobin; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

APPOINTMENT OF ALTERNATE MEMBER

Ms. Sherman appointed Ms. Briggs and Ms. Tobin as voting members.

PUBLIC HEARINGS

A public hearing was opened at 7:30 pm to consider a **SPECIAL EXCEPTION** requested by **ASHLEY AND JAIME LONGMAID** in regard to §147.13.1.2.4.2 of the Conway Zoning Ordinance **to allow an accessory apartment** at 1519 Stark Road, Conway (PID 291-2.1). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, April 8, 2011 and on Thursday, April 14, 2011.

Chris Meier of Cooper Cargill Chant appeared before the Board. Ms. Sherman read the application and the applicable section of the ordinance. There was no public in attendance. Ms. Sherman asked if the barn exists. Mr. Meier stated that it is under construction. Mr. Meier stated that it is a 15 acre parcel and they want it for family and friends. Mr. Meier stated that the apartment is less than 800 square feet and the barn fits in with the architectural design of the property and the neighborhood.

Ms. Sherman read item 1. **Mr. Colbath made a motion, seconded by Ms. Duane, that the apartment is accessory to an owner-occupied single family dwelling.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Ms. Sherman read item 2. **Mr. Colbath made a motion, seconded by Ms. Duane, that the apartment is no less than 300 square feet and no greater than 800 square feet.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Item 3 was removed from the ordinance at Town Meeting on April 12, 2011.

Ms. Sherman read item 4. **Mr. Colbath made a motion, seconded by Ms. Duane, that the apartment is architecturally compatibility with the neighborhood.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

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Ms. Sherman read item 5. **Mr. Colbath made a motion, seconded by Ms. Duane, that sufficient parking is located on the site. Motion unanimously carried.**

Item 6 was removed from the ordinance at Town Meeting on April 12, 2011.

Mr. Colbath made a motion, seconded by Ms. Briggs, that, based on the forgoing findings of fact, the Special Exception pursuant to §147.13.1.2.4.2 of the Town of Conway Zoning Ordinance for an accessory apartment be granted. Motion unanimously carried.

REVIEW AND ACCEPTANCE OF MINUTES

Ms. Duane made a motion, seconded by Ms. Briggs, to approve the Minutes of March 16, 2011 as written. Motion carried with Ms. Sherman and Mr. Colbath abstaining from voting.

BYLAWS

Mr. Irving suggested that the Board amend their bylaws if they wish alternates to be allowed to participate with everything, but the vote. Mr. Irving stated that it takes three meetings to modify the bylaws. Mr. Irving suggested the following wording “Alternates may fully participate in all discussions and deliberations, but not be able to vote unless appointed”. Mr. Meier stated he attended a meeting regarding this issue and they recommended not allowing the alternates participating if they could not vote.

Ms. Tobin made a motion, seconded by Mr. Colbath, for Mr. Irving to prepare the amendment for the next meeting and check the opinion of the Local Government Center. Motion unanimously carried.

ELECTION OF OFFICERS

Mr. Colbath nominated, seconded by Ms. Briggs, Ms. Sherman as Chair. Motion unanimously carried.

Ms. Sherman nominated, seconded by Ms. Briggs, Mr. Colbath as Vice Chair. Motion unanimously carried.

Meeting adjourned at 7:55 pm.

Respectfully Submitted,



Holly L. Meserve
Planning Assistant