

ZONING BOARD OF ADJUSTMENT

MINUTES

NOVEMBER 15, 2017

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, November 15, 2017 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; Luigi Bartolomeo; and Recording Secretary, Holly Meserve.

PUBLIC HEARINGS

A public hearing was opened at 7:00 pm to consider a **SPECIAL EXCEPTION** requested by **SUNCREST TRUST/RICHARD PIERCE** in regards to §190-13.B(4)(b) of the Conway Zoning Ordinance **to allow an accessory apartment** at 1651 West Side Road, North Conway (PID 216-55). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, November 3, 2017.

Richard Pierce appeared before the Board. Ms. Sherman read the application and the applicable section of the ordinance. Ms. Sherman stated only four members were present and the applicant is entitled to a five-member Board. Ms. Sherman asked Mr. Pierce if he would like to proceed with four members or continue the hearing for a five-member Board. Mr. Piece stated he would proceed with four members.

Mr. Pierce provided a photo of the existing building that will be the accessory apartment. Mr. Pierce stated there is a three-car garage and two parking spots next to the garage, so there is plenty of parking. Mr. Pierce stated the apartment is 750-square feet and one-bedroom.

Ms. Sherman asked for Board comment; Mr. Bartolomeo asked if he will occupy one of the structures. Mr. Pierce answered in the affirmative. There was no public in attendance.

Ms. Sherman read item 1. **Mr. Colbath made a motion, seconded by Mr. Chalmers, 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 Mr. Chalmers, 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.**

Ms. Sherman read item 3. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that the apartment is architecturally compatible with the neighborhood.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

Ms. Sherman read item 4. **Mr. Colbath made a motion, seconded by Mr. Chalmers, that sufficient parking is located on site.** Ms. Sherman asked for Board comment; there was none. **Motion unanimously carried.**

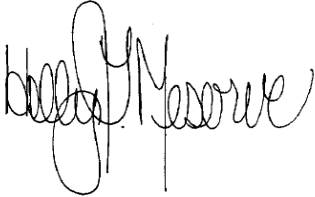
Mr. Colbath made a motion, seconded by Mr. Bartolomeo, that, based on the forgoing findings of fact, the Special Exception pursuant to §190-13.B.(4)(b) of the Town of Conway Zoning Ordinance for an accessory apartment be granted. Motion unanimously carried.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Chalmers made a motion, seconded by Mr. Colbath, to approve the Minutes of October 18, 2017 as written. Motion unanimously carried.

Meeting adjourned at 7:12 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