

ZONING BOARD OF ADJUSTMENT

MINUTES

MARCH 21, 2018

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, March 21, 2018 at the Conway Town Office in Center Conway, NH, beginning at 7:00 pm. Those present were: Chair, Phyllis Sherman; John Colbath; Luigi Bartolomeo; Andrew Chalmers; Steven Steiner; Alternate, Richard Pierce; and Recording Secretary, Holly Meserve.

PUBLIC HEARINGS

A public hearing was opened at 7:00 pm to consider an **EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENT** requested by **JAMES LOW, SR. AND JAMES LOW, JR.** in regards to §190-13.D of the Conway Zoning Ordinance **to allow a structure housing the mechanical equipment for the pool to remain within the side setback** at 34 Charles Road, Center Conway (PID 255-24). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, February 9, 2018. This hearing was continued from February 21, 2018.

Ms. Sherman stated that the applicant is going to move the structure, therefore, they have withdrawn the application.

A public hearing was opened at 7:00 pm to consider a **SPECIAL EXCEPTION** requested by **SCOTT AND JEAN LEE** in regards to §190-13.B.(4)(b) of the Conway Zoning Ordinance **to allow an accessory apartment** at 288 Old Bartlett Road, North Conway (PID 214-67). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, March 9, 2018.

Scott Lee appeared before the Board. Ms. Sherman read the application and the applicable section of the ordinance. Mr. Lee stated he has lived here since 2010; the house is on a 1.7-acre lot, it is supplied by precinct water and sewer, and he resides in the house. Mr. Lee stated there is an accessory building which he uses as a home office and his wife runs a yoga studio randomly. Mr. Lee stated they would like to take one of the floors of the accessory building and convert it to an accessory apartment for his 88-year old mother-in-law.

Mr. Lee stated if the special exception is granted he would still need approval from the Kearsarge Lighting Precinct. Mr. Lee stated there is plenty of parking. Mr. Pierce asked if there were going to be any architectural changes to the outside of the building. Mr. Lee answered in the negative and stated that they would just be putting in a kitchen.

Mr. Colbath stepped down at this time. Ms. Sherman appointed Mr. Pierce as a voting member.

Adopted: April 18, 2018 – As Written

CONWAY ZONING BOARD OF ADJUSTMENT – MARCH 21, 2018

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

Ms. Sherman read item 2. **Mr. Chalmers made a motion, seconded by Mr. Steiner, 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 carried unanimously.**

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

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

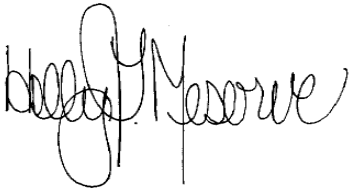
Mr. Chalmers made a motion, seconded by Mr. Steiner, that, based on the forgoing findings of fact, the Special Exception pursuant to §190-13.B.(4)(b) of the Town of Conway Zoning Ordinance to allow an accessory apartment be granted. Motion carried unanimously.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Bartolomeo made a motion, seconded by Mr. Steiner, to approve the Minutes of February 21, 2018 as written. Motion unanimously carried.

Meeting adjourned at 7:30 pm.

Respectfully Submitted,



Holly L. Meserve
Recording Secretary