

ZONING BOARD OF ADJUSTMENT

MINUTES

APRIL 18, 2018

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, April 18, 2018 at the Conway Town Office in Center Conway, NH, beginning at 7:00 pm. Those present were: Chair, Phyllis Sherman; Vice Chair, John Colbath; Luigi Bartolomeo; Andrew Chalmers; Planning Director, Thomas Irving; and Recording Secretary, Holly Meserve.

PUBLIC HEARINGS

A public hearing was opened at 7:00 pm to consider a **SPECIAL EXCEPTION** requested by **MITCHELL GRAVES AND VAL JACKSON** in regards to §190-20.B.(5)(b) of the Conway Zoning Ordinance **to allow an accessory apartment** at 648 Eastman Road, Center Conway (PID 252-13). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, April 6, 2018.

Mitchell Graves and Val Jackson appeared before the Board. Ms. Sherman read the application and the applicable section of the ordinance. Ms. Sherman stated that there were only four members present and the applicant is entitled to a five-member Board. Ms. Sherman asked if the applicant would like to proceed with four members or continue the hearing until there is a five-member Board present. Mr. Graves agreed to proceed with four-members.

Mr. Graves stated they have a building that they would like to convert to a two-bedroom apartment. Ms. Sherman asked if there is a single-family home on the property that you live in. Mr. Graves answered in the affirmative. Mr. Bartolomeo asked if they brought pictures of the building. Mr. Graves answered in the negative and stated that it looks just like the house. Mr. Colbath asked if there is a septic design. Mr. Graves answered in the affirmative and stated it has been approved by the Town and the State. Mr. Graves stated there is also a drilled well. Mr. Colbath asked square footage. Mr. Graves stated the area being used is 24' x 30'.

Mr. Chalmers asked if there is adequate parking. Mr. Graves answered in the affirmative. Ms. Jackson stated that they are also gaining more property from the Kennett Company, which that application will be before the Planning Board next week. Mr. Colbath asked if there is another accessory building. Mr. Graves answered in the negative and stated there is a tent garage which is located behind the building proposed for the accessory apartment. 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 carried unanimously.**

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 carried unanimously.**

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 carried unanimously.**

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

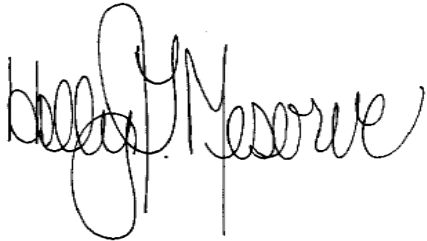
Mr. Colbath made a motion, seconded by Mr. Bartolomeo, that, based on the forgoing findings of fact, the Special Exception pursuant to §190-20.B.(5)(b) of the Town of Conway Zoning Ordinance to allow an accessory apartment be granted. Motion carried unanimously.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Colbath made a motion, seconded by Mr. Chalmers, to approve the Minutes of March 21, 2018 as written. Motion carried unanimously.

Meeting adjourned at 7:07 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Holly L. Meserve". The signature is written in a cursive, flowing style with some loops and flourishes.

Holly L. Meserve
Recording Secretary