

CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 10, 2020

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CONWAY PLANNING BOARD

MINUTES

SEPTEMBER 10, 2020

A meeting of the Conway Planning Board was held on Thursday, September 10, 2020 beginning at 7:01 pm at the Conway Village Fire Station, 97 Main Street, Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Benjamin Colbath; Secretary, Sarah Frechette; Bill Barbin; Ailie Byers; Earl Sires; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Colbath, to approve the Minutes of August 27, 2020 as written. Motion carried with Ms. Frechette abstaining from voting.

OTHER BUSINESS

Thomas and Vicki Fadden (PID 255-5.12) – Conditional approval expiring (File #S20-06): Mr. Irving stated that they have satisfied the conditions, and the plans will be signed.

Profile Mountain Holdings Corporation (PID 277-315, 316, 318 & 322) – Request to extend conditional approval (File #FR20-03): Ms. Frechette made a motion, seconded by Mr. Colbath, to extend the conditional approval for Profile Mountain Holdings Corporation until September 9, 2021. Motion carried unanimously.

Whitesides Realty, Inc. (PID 230-4) – Conditional approval expiring (File #FR19-04 & #S19-02): Ms. Byers made a motion, seconded by Mr. Colbath, to extend the conditional approval for Whitesides Realty, Inc. until March 11, 2021. Motion carried unanimously.

Joseph E. Sullivan, III (PID 214-12) – Request to extend conditional approval (File #S20-08): Mr. Porter made a motion, seconded by Mr. Colbath, to extend the conditional approval for Joseph E. Sullivan, III until March 11, 2021. Motion carried unanimously.

STEPHEN AND OLGA MORRILL/BRADFORD AND MARGARET MORRILL/BRUCE MORRILL/GARY AND CAROLINE FOLLMER/BRIAN AND ROBERTA JARVIS (PID 260-58 & 274-37) – BOUNDARY LINE ADJUSTMENT REVIEW (FILE #S20-13)

Andy Fisher of Ammonoosuc Survey Company appeared before the Board. Steve Morrill was in attendance. This is an application to convey 12± acres to PID 274-37 (Jarvis) from PID 260-58 (Morrill et al). Mr. Colbath made a motion, seconded by Ms. Frechette, to accept the application of Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/Brian and Roberta Jarvis for a boundary line adjustment review as complete. Motion carried unanimously.

**Adopted: October 8, 2020 – Adopted as Written
CONWAY PLANNING BOARD – SEPTEMBER 10, 2020**

Mr. Fisher reviewed the plans. Mr. Hartmann asked for Board comment; there was none. Mr. Hartmann asked for public comment; there was none.

Mr. Irving read the waiver request for §110-36.A. **Mr. Porter made a motion, seconded by Ms. Byers, to grant the waiver request for §110-36.A.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Colbath made a motion, seconded by Ms. Frechette, to conditionally approve the boundary line adjustment for Stephen and Olga Morrill/Bradford and Margaret Morrill/Bruce Morrill/Gary and Caroline Follmer/Brian and Roberta Jarvis conditionally upon setting new monuments or providing surety for monuments to be set; submitting four copies of revised plans with original stamps and signatures; submitting a Mylar for recording; submitting a \$25 check made payable to Carroll County Registry of Deeds for the L-CHIP fee; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on December 10, 2020. Motion carried unanimously.

OTHER BUSINESS CONTINUED

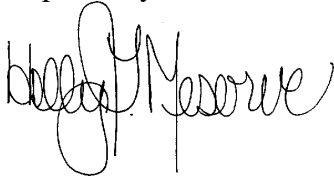
Short-Term Rental Committee letter: Mr. Irving submitted a copy of a letter to the Board from Stephen Solomon, Chair, Short Term Rental Committee. Mr. Irving asked the Board to give the request some consideration, and asked if they would like to invite the Chair of the committee to their next meeting.

Mr. Colbath made a motion, seconded by Mr. Porter, to invite Stephen Solomon, Chair of the Short-Term Rental Committee to the October 8, 2020 Planning Board meeting. Motion carried with Mr. Barbin abstaining from voting.

September 24, 2020 Planning Board Meeting: Mr. Porter made a motion, seconded by Ms. Frechette, to cancel the September 24, 2020 Planning Board meeting. Motion carried unanimously.

Meeting adjourned at 7:28 pm.

Respectfully submitted,



Holly L. Meserve
Planning Assistant

September 2, 2020

Town of Conway
Planning Board
1634 East Main St
Center Conway, NH 03813

RECEIVED

SEP 08 2020

TOWN OF CONWAY

Planning Board Members,

In 2019, the Board of Selectmen, through work of a committee, research, and legal consultation, determined that the use of dwellings as short term rentals is not a permitted use under our existing zoning regulations. They chose to defer enforcement for a year with the intent of allowing them but regulating them. A new short term rental committee was formed.

That committee has been meeting regularly and continues to work on a set of recommendations to the Board of Selectmen to license short term rentals under RSA 41:11-C.

Allowing short term rentals at all requires the intervention of the planning board and ultimately a vote of the legislative body. To that end we have developed several recommendations for the planning board to consider.

1. We recommend that you add the following definition to chapter 190-31 of the Town codes:


Short Term Rental: The rental of a dwelling unit for periods of less than thirty (30) days, rented or offered for rent for 15 or more days in a calendar year. This is a non-residential use.

2. We recommend that you add short term rentals licensed by the Board of Selectmen as a permitted use anywhere single family homes are permitted.
3. We recommend that you add short term rentals licensed by the Board of Selectmen to section 110-4 A, "non-applicable" for site plan review.

It is our belief that these actions by the Planning Board, coupled with regulation by the Board of Selectmen under RSA 41:11-C will allow the short term rental industry to continue while creating a mechanism to manage them and address the problems and complaints being generated by their presence in the community.

I am happy to attend a Planning Board meeting and or provide you any other information at my disposal regarding short term rentals.

Respectfully,


Stephen Solomon, Chairman
Town of Conway
Short Term Rental Committee