

**ZONING BOARD OF ADJUSTMENT**

**MINUTES**

**MAY 18, 2022**

A meeting of the Conway Zoning Board of Adjustment was held on Wednesday, May 18, 2022 at the Conway Town Office, 23 Main Street, in Conway, NH, beginning at 7:00 pm. Those present were: Acting/Vice Chair, Andrew Chalmers; Richard Pierce; Jonathan Hebert; Alternate, Steven Steiner; and Planning Director, Jamel Torres.

**APPOINTMENT OF ALTERNATE MEMBER**

Mr. Chalmers appointed Mr. Steiner as a voting member.

**PUBLIC HEARINGS**

A public hearing was opened at 7:00 pm to consider a **VARIANCE** requested by **STANLEY ANTHONY AND LYNN PARKHURST** [FILE #22-05] in regards to §190-28.B.(1) of the Conway Zoning Ordinance **to allow the construction of a 12-foot addition to the rear of the building within the Wetland and Watershed Protection Overlay District** at 45 Main Street, Conway (PID 276-279). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, April 8, 2022. This hearing was continued from April 20, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Stanley Anthony and Lynn Parkhurst until May 25, 2022 at 7:00 pm. Motion carried unanimously.**

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A public hearing was opened at 7:05 pm to consider a **SPECIAL EXCEPTION** requested by **SMITH FAMILY REVOCABLE TRUST OF 2016** [FILE #22-09] in regards to §190-28.I.(4) of the Conway Zoning Ordinance **to allow three (3) wetland crossings for a driveway to access a building site** on Green Hill Road, East Conway (PID 223-34). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Smith Family Revocable Trust until May 25, 2021 at 7:05 pm. Motion carried unanimously.**

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A public hearing was opened at 7:05 pm to consider a **VARIANCE** requested by **SMITH FAMILY REVOCABLE TRUST OF 2016** [FILE #22-10] in regards to §190-28.B.(1) of the Conway Zoning Ordinance **to allow a structure within 75-feet of a wetland** on Green Hill Road, East Conway (PID 223-34). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Smith Family Revocable Trust of 2016 until May 25, 2022 at 7:05 pm. Motion carried unanimously.**

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A public hearing was opened at 7:05 pm to consider a **VARIANCE** requested by **SMITH FAMILY REVOCABLE TRUST OF 2016** [FILE #22-11] in regards to §190-28.B.(2)(a) of the Conway Zoning Ordinance **to allow the construction of a leach field within 100-feet of a wetland soil** on Green Hill Road, East Conway (PID 223-34). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Smith Family Revocable Trust of 2016 until May 25, 2022 at 7:05 pm. Motion carried unanimously.**

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A public hearing was opened at 7:10 pm to consider a **VARIANCE** requested by **CHRIS AND ANNE DUDUCH** [FILE #22-12] in regards to §190-13.D of the Conway Zoning Ordinance **to allow the construction of a garage 10-feet within the front setback** at 196 Rebecca Lane, Center Conway (PID 259-58). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Chris and Anne Duduch until May 25, 2022 at 7:10 pm. Motion carried unanimously.**

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A public hearing was opened at 7:15 pm to consider a **SPECIAL EXCEPTION** requested by **THE RESIDENCES AT SACO RIVER, LLC** [FILE #22-13] in regards to §190-20.B.(5)(c) of the Conway Zoning Ordinance **to allow 12 dwelling units per acre [construction of 100 residential dwelling units]** at 1552 White Mountain Highway, North Conway (PID 246-23). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Steiner, to continue the public hearing for The Residences on the Saco River, LLC until May 25, 2022 at 7:15 pm. Motion carried unanimously.**

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**Adopted: June 15, 2022 – As Written**  
**CONWAY ZONING BOARD OF ADJUSTMENT – MAY 18, 2022**

A public hearing was opened at 7:20 pm to consider a **SPECIAL EXCEPTION** requested by **BARNES DEVELOPMENT, LLC** [FILE #22-14] in regards to §190-20.B.(5)(c) of the Conway Zoning Ordinance **to allow 12 dwelling units per acre [construction of 32 residential dwelling units]** at 110 Barnes Road, North Conway (PID 235-82). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

**Mr. Chalmers made a motion, seconded by Mr. Hebert, to continue the public hearing for Barnes Development, LLC until May 25, 2022 at 7:20 pm. Motion carried unanimously.**

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Notice is hereby given that a public hearing will be opened at 7:25 pm on Wednesday, May 18, 2022 at the Conway Town Office in Conway, NH to consider a **REQUEST FOR 2-YEAR EXTENSION PURSUANT TO NH RSA 674:33 IV.(b)** requested by the **RIVER RUN COPMANY, INC.** for **SPECIAL EXCEPTIONS** granted May 20, 2020 under Case No. 20-10 in regard to §190-20.B.(5)(c), Case No. 20-11 in regard to §190-26.B.(1)(d), Case No. 20-12 in regard to §190-26.B.(1)(m), Case No. 20-13 in regard to §190-26.B.(1)(a), and Case No. 20-14 in regard §190-26.B.(1)(f) of the Conway Zoning Ordinance at 94 & 130 River Road, North Conway (PID 215-9 & 11). Notice was published in the Conway Daily Sun and certified notices were mailed to abutters on Friday, May 6, 2022.

Burr Phillips of Civil Solutions appeared before the Board.

**Mr. Chalmers made a motion, seconded by Mr. Steiner, given the depleted Board this evening extend the 2-year special exception extension requested by River Run Company, Inc. until May 25, 2022. Motion carried unanimously.**

**Mr. Chalmers made a motion, seconded by Mr. Steiner, to continue the public hearing for the River Run Company, Inc. until May 25, 2022 at 7:25 pm. Motion carried unanimously.**

Meeting adjourned at 7:26 pm.

Respectfully Submitted,

Jamel Torres  
Planning Director