
Article 21: To see if the Town will vote to adopt amendment No. 18 to Chapter 190 (Zoning) of the Municipal Code of Conway to revise §190-13.B.(4)(b), §190-14.B.(4)(b), §190-15.B.(4)(b), §190-16.B.(4)(b), §190-17.C.(5)(b), §190-18.B.(5)(b), §190-19.B.(5)(b), §190-20.B.(5)(b), and §190-24.B.(4)(b), Accessory Dwelling Unit (ADU), to permit one accessory dwelling unit accessory to a single-family dwelling unit or duplex by right of the Building Inspector and not requiring a special exception; to allow a second accessory dwelling unit accessory to a single-family dwelling or duplex by special exception; to require the second accessory dwelling unit to be reserved as an affordable unit for an eligible renter as defined in §195-8 of the Conway Zoning Ordinance; and revise §190-31 by removing the existing definition of accessory dwelling unit (ADU) and replace with a new definition as follows: “A dwelling unit accessory to a single-family dwelling or duplex, either attached or detached. Such dwelling units shall be not less than 300 square feet and no greater than 1,000 square feet; provided any second accessory dwelling unit shall be not less than 300 square feet and no greater than 850 square feet.”.

Proposed by Petition

Recommended by the Planning Board (7-0-0)

RSA 675:4 PETITION TO AMEND ZONING ORDINANCE

Received
1/9/24

Pursuant to RSA 675:4, the undersigned voters of the Town of Conway, being more than twenty-five (25) in number, hereby submit to the Board of Selectmen the following petition to amend the Town of Conway Zoning Ordinance to be included on the Warrant for the 2024 Annual Town Meeting scheduled for April 9, 2024:

To see if the Town will vote to expand the use of accessory dwelling units in all zoning districts from one accessory dwelling unit to two accessory dwelling units, and to expand the use of accessory dwelling units to duplexes, all subject to certain conditions set forth below.

1. § 190-13.B.(4)(b), § 190-14.B.(4)(b), § 190-15.B.(4)(b), § 190-16.B.(4)(b), § 190-17.C.(5)(b), § 190-18.B.(5)(b), § 190-19.B.(5)(b), § 190-20.B.(5)(b), and § 190-24.B.(4)(b) are all hereby deleted in their entirety and replaced with the following:

(b) In order to help provide year-round housing, one accessory dwelling unit shall be permitted without a special exception and by right by the Building Inspector as an accessory to a single-family dwelling on any size lot, subject to the enumerated conditions below.

The Zoning Board of Adjustment may grant a special exception for a second accessory dwelling unit as an accessory use to a single-family dwelling, or one (1) accessory dwelling unit as an accessory use to a duplex, on any size lot, subject to the following conditions:

[1] The accessory dwelling unit is designed to ensure architectural compatibility with the neighborhood.

[2] Sufficient parking is located on site with a minimum of one (1) space per accessory dwelling unit.

[3] The accessory dwelling unit is subject to all other applicable zoning regulations including setbacks, elevations, and overlay district restrictions.

[4] The primary single-family dwelling, duplex, and accessory dwelling units, as applicable shall be used for long-term residency, and short-term transient occupancy of any dwelling unit is prohibited. The applicable occupancy restrictions shall be recorded at the Carroll County Registry of Deeds.

[5] A second accessory dwelling unit associated with a single-family dwelling and the sole accessory dwelling unit associated with a duplex shall be reserved as an affordable unit for an eligible renter as defined in §195-8 of the Town of Conway Zoning Ordinance. The applicable affordability restrictions shall be recorded at the Carroll County Registry of Deeds.

[6] Adequate water supply and sewage disposal for an accessory dwelling unit shall be provided in accordance with RSA 485-A:38.

[7] Site plan approval shall not be required or be a condition to the Zoning Board of Adjustment granting a special exception under this subparagraph (b).

2. The definition of ACCESSORY DWELLING UNIT (ADU) as set forth in § 190-31 is hereby deleted in its entirety and replaced with the following definition:

ACCESSORY DWELLING UNIT (ADU) – a dwelling unit accessory to a single-family dwelling or duplex, either attached or detached. Such dwelling units shall be not less than 300 square feet and no greater than 1,000 square feet; provided any second accessory dwelling unit shall be not less than 300 square feet no greater than 850 square feet.

So petitioned, by the following registered voters of the Town of Conway:

SIGNATURE	PRINTED NAME	PHYSICAL ADDRESS (not PO Box)
<i>Andrew Dean</i>	Andrew Dean	568 Intervale Cross Rd. Intervale (Conway) NH
<i>Kimberly Zopf</i>	Kimberly Zopf	93 Timber Shore Drive Center Conway NH
<i>Chris Merrill</i>	CHRIS MERRILL	197 Wynn Ave, Conway
<i>Sara McCarthy</i>	Sara McCarthy	189 Redstone St. Conway
<i>Leslie Leonard</i>	LESLIE LEONARD	15 Yellow Birch Rd N. Conway NH
<i>Benjamin E. Wilcox</i>	Benjamin E. Wilcox	59 Spurdawh Lane North Conway, NH
<i>Donna Kennedy</i>	DONNA Kennedy	220 Old BARTLETT Rd North Conway, NH 03860
<i>Sheryl Doulet</i>	Sheryl Doulet	50 Dinsmore Rd Intervale, NH 03845
<i>Jan Mackay</i>	JAN MACKAY	57 Tent Ave Conway NH 03816
ALBERTA MOTTOLA	Alberta Mottola	25 TENT AVE CONWAY, NH 03860
<i>Glenn Harmon Jr</i>	Glenn Harmon Jr	75 Ash St North Conway NH 03860
<i>Karen Dolan</i>	KAREN DOLAN	89 Wheel Walk Keaisange, NH 03847
<i>Kristen Barbin</i>	Kristen Barbin	10 Beechwood DR Center Conway NH 03813
<i>Jusan Twombly</i>	Jusan Twombly	105 Eagle Ledge Loop Conway
<i>Sarah McKean</i>	Sarah McKean	18a Swett St., North Conway
<i>Michael Rennie</i>	Michael Rennie	503 Blueberry Lane North Conway
<i>Sabrina Rennie</i>	Sabrina Rennie	503 Blueberry Ln N Conway
<i>Kelly Hunt</i>	<i>Kelly Hunt</i>	90 Northbrook Pkwy N Conway NH

2. The definition of ACCESSORY DWELLING UNIT (ADU) as set forth in § 190-31 is hereby deleted in its entirety and replaced with the following definition:

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So petitioned, by the following registered voters of the Town of Conway:

SIGNATURE	PRINTED NAME	PHYSICAL ADDRESS (not PO Box)
	Timothy J Charbonneau	229 Odell Hill Rd, Conway 03813
	Maureen Lynch	35 Merrill Dr. N Conway 03860
	LAWRENCE H. HUEMMER	39 LOON MT. LANE, CENTER Conway 03813
	Robin Davenport	10 Seavey St. Unit 2 N Conway NH 03860
	Jon-Philip Zamarron	32 Laurent Lane #9 Intervale, NH 03845
	Paul J. Kasianchuk	140 TOWNLINE ROAD Conway, NH 03818
	Gertrude T Kasianchuk	140 TOWNLINE Rd. Conway, NH 03818
	Courtney Carnevale	147 Washington St Apt 1 Conway, NH 03818
	Samuel Conley	147 Washington St Apt 1 Conway, NH 03818
	LUIS RAMIREZ	272 PEMMIGEWASSETT DR CENTER CONWAY, NH 03813
	Mary Yokobaskas	148 MAIN ST APT 5 Conway NH 03818
	MATT LAY	368 INTERVALLE CROSS RD WORTA Conway, NH
	Kaitlyn Fay	1644 Eaton Rd Center Conway, NH 03813
	Cody Floyd	1424 Passaconway Rd. Conway, NH 03818
	Alane Bamberger	394 Doll off Hill Rd Conway NH 03818
	Louise O'Halloran	65 Sunset Shores Center Conway, NH 03813
	MARCELA GREGSTON	729 STARK RD Conway NH
	Diane W Johnson	121 Quint St Conway NH

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So petitioned, by the following registered voters of the Town of Conway:

SIGNATURE	PRINTED NAME	PHYSICAL ADDRESS (not PO Box)
	Kimberly Proulx	3045 East Main St. Bld. B Center Conway, NH 03813
	Clayton Groves	294 Allens STONE RD Conway NH 03818
	Kristin Groves	294 Allens Siding Rd Conway, NH 03818
	Melissa Rendleman	10 LOUISA Dr Conway NH 03813
	Christopher Proulx	633 Green Hill Rd Center Conway, NH 03813
	Welle Cooper	2 West Red J Bridge Lane Conway, NH 03813
	Dale A. Drew	2996 East main St Center Conway NH 03813
	Therese Bellon	138 Nickelblock Rd Center Conway, NH 03813
	Christopher Bellon	138 Nickelblock Rd. Center Conway, NH 03813
	Matthew Bellon	138 Nickelblock Rd. Center Conway, NH 03813
	Kirk Potter	2779 EAST CONWAY RD CTIC CONWAY, NH 03813
	Alice Kalt	3045 EAST MAIN ST Bldg A Center Conway NH 03813
	William Carvalho	3045 EAST MAIN ST. Bldg A Center Conway NH 03813

