

CONWAY PLANNING BOARD

MINUTES

JANUARY 28, 2016

PAGES

- | | |
|---|--|
| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• December 10, 2015 – Adopted as Written |
| 1 | Dale Drew – Two-Lot Subdivision Review (PID 250-3.1) File #S16-01 <ul style="list-style-type: none">• Withdrawn by Applicant |
| 1 | Public Hearing – Zoning Amendments Proposed by the Planning Board P |
| 5 | Public Hearing – Petitioned Zoning Amendments |
| 8 | Other Business <ul style="list-style-type: none">• Balsam Ridge Lodge, LLC (PID 251-157) – Conditional approval expiring (File #FR12-01)• Dan A. Morgenstern Revocable Trust – Lot Merger (PID 299-65 & 66) |

CONWAY PLANNING BOARD

MINUTES

JANUARY 28, 2016

A meeting of the Conway Planning Board was held on Thursday, January 28, 2016 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Robert Drinkhall; Selectmen's Representative, Steven Porter; Vice Chair, Steven Hartmann; Secretary, Kevin Flanagan; Martha Tobin; Raymond Shakir; Planning Director, Thomas Irving and Recording Secretary, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Hartmann made a motion, seconded by Mr. Porter, to approve the Minutes of December 10, 2015 as written. Motion carried with Ms. Tobin abstaining from voting.

DALE DREW – TWO-LOT SUBDIVISION REVIEW (PID 250-3.1) FILE #S16-01

This is an application to subdivide 10.29± acres into two lots of 6.35 acres and 3.94 acres at 290 West Side Road. Mr. Irving stated that the applicant has withdrawn this application.

PUBLIC HEARING – ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD

§147.13.8.6.10.1; §147.13.8.6.10.1.1; and §147.13.8.6.10.1.2; §147.14.3; §147.14.3.3; §147.14.3.4; and §147.14.3.5; §147.15; §147.13.8.6.7; and §147.13.8.6.8: This is a proposed amendment to add provisions for internal lighting; to add provisions for internal lighting conversions; to add the definitions of “Opaque” and “Translucent”; and signs allowed under §147.13.8.6.7 and §147.13.8.6.8 shall not be allowed to be illuminated.

Mr. Irving stated that the proposal will allow internally lit freestanding signs and wall signs in the Highway Commercial District. Mr. Drinkhall opened the public hearing at 7:03 pm. Mr. Drinkhall asked for public comment; Randy Cooper asked what if the sign is grandfathered. Mr. Irving stated there is a provision for non-conforming signs that it has to brought into complete compliance to be internally lit. Mr. Irving read the amendment.

Mark Hounsell asked if items a. through e. would be combined into one warrant article. Mr. Irving answered in the affirmative and stated it could cause some unforeseen circumstances if any one particular piece is adopted and others are not adopted. Mr. Hounsell stated that the Board needs to be sensitive to the fact that not everyone will understand the full impact; and the all or nothing thing makes him nervous.

Mr. Cooper stated items a. through e. need to go together; it would be difficult to vote for one without voting for all. Mr. Hounsell stated that he is trusting the Board to sort it out as it is foreign to a lot of people. Mr. Drinkhall asked for further public comment; there was none.

**Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016**

Mr. Drinkhall asked for Board comment; Mr. Hartmann asked if this amendment includes wall signs. Mr. Irving answered in the affirmative and stated freestanding signs have a 15-foot height restriction and wall signs can be as high as 75% of the height of the wall; there is no maximum height or width for wall signs.

Mr. Hartmann stated he remembers discussing freestanding signs, but he has a problem with wall signs. After a brief discussion it was determined that the language posted did not include wall signs. Mr. Drinkhall recessed the meeting at 7:20 pm to review the Minutes of when the Board posted this amendment for a public hearing.

Mr. Drinkhall called the meeting and the public hearing back in session at 7:37 pm. Mr. Irving stated the amendment should have included wall signs and the language that was posted for this evening's public hearing was not the correct language. **Mr. Hartmann made a motion, seconded by Ms. Tobin, to hold a public hearing on §147.13.8.6.10.1; §147.13.8.6.10.1.1; and §147.13.8.6.10.1.2 on February 11, 2016.**

Mr. Drinkhall asked for public comment; Mr. Cooper suggested that the last sentence of the second paragraph be eliminated as it is statutorily redundant. Mr. Irving asked if there is problem with it being statutorily redundant. Mr. Cooper answered in the negative. Mr. Irving stated it is very important for anyone who takes advantage of this section know this. Carl Thibodeau agreed and stated he would rather see it in both locations.

Mr. Hounsell asked if this pertains to soda machines. Mr. Irving stated, under a previous Administration and prior to his arrival, even though technically a soda machine fits within the definition of a sign, the Town has not treated soda machines as signs but as display of goods. **Mr. Shakir made a motion that we be specific and make a blanket statement they pertain to both freestanding and wall mounted signs.**

After a brief discussion, **there was no second for Mr. Shakir's motion and Ms. Tobin withdrew her second and Mr. Hartmann withdrew his motion from the previous motion.**

Mr. Shakir made a motion, seconded by Ms. Tobin, to post for a public hearing on February 11, 2016 items 2.a. through e. on this evening's agenda which would include an amendment to §147.13.8.6.10.1.2 to change "Internal Illumination" to read "Internal Illumination for Freestanding and Wall Signs". Mr. Drinkhall asked for public comment; there was none. Mr. Drinkhall closed the public comment and the public hearing at 8:02 pm. **Motion unanimously carried.**

§147.13.1.6.13.1, §147.13.2.6.13.1, §147.13.3.6.13.1, §147.13.4.6.13.1, §147.13.5.6.11.1, §147.13.6.7.11.1, §147.13.7.6.11.1, §147.13.10.6.11.1, §147.13.11.6.11.1 and §147.13.12.7.13.1: This is an amendment to require white light sources. Mr. Irving stated the purpose of this amendment is to bring those district requirements into conformity with the Highway Commercial District. Mr. Irving read the amendment.

**Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016**

Mr. Irving stated it is intended to allow generally for white lighting, but not be limited to the halo and halogen lights. Mr. Irving stated there are new technological changes that allows for new technology to be used. Mr. Irving stated what is permitted in the Highway Commercial District was changed a few years ago by a petition article.

Mr. Drinkhall opened the public hearing at 8:06 pm. Mr. Drinkhall asked for Board comment; there was none. Mr. Drinkhall asked for public comment; Mr. Thibodeau stated that the opening portion states signs not illuminated; and if the first amendment passes there would be a conflict. Mr. Irving stated this amendment is for every other district other than the Highway Commercial District. Mr. Thibodeau stated that he still sees a conflict.

Mr. Cooper stated if the first amendment is for the Highway Commercial District and this one is for the other Districts, then in works. Mr. Hounsell stated he is confused by the first sentence and the word “within”; within the sign or within the building. Mr. Irving answered from within the sign. Mr. Thibodeau asked if the sections delineated include the Highway Commercial District. Mr. Irving answered in the negative and stated this is the exact language that is currently in the Highway Commercial District. Mr. Thibodeau suggested removing “signs shall not be illuminated from within”.

Mr. Cooper stated he thinks this works with the section numbers; what could be done is indicate which districts it applies to within the warrant article. Mr. Hounsell stated regulations should be written plain and simple for the common man on the street.

Mr. Shakir asked why should there be a difference and two different regulations. Mr. Shakir asked why do we have one set of rules for in-Town and one for the Highway Commercial District. Mr. Irving stated this particular amendment makes them the same in every district. Mr. Drinkhall closed the public hearing at 8:22 pm.

Ms. Tobin made a motion, seconded by Mr. Shakir, to recommend the proposed amendment to §147.13.1.6.13.1, §147.13.2.6.13.1, §147.13.3.6.13.1, §147.13.4.6.13.1, §147.13.5.6.11.1, §147.13.6.7.11.1, §147.13.7.6.11.1, §147.13.10.6.11.1, §147.13.11.6.11.1 and §147.13.12.7.13.1 to the warrant as written and with the clarification that the warrant article language specify the districts in which it applies. Motion unanimously carried (6-0-0).

§147.13.1.10.3, §147.13.2.10.2, §147.13.3.9.2, §147.13.4.9.2, §147.13.5.10.2, §147.13.6.11.2, §147.13.6.15.2, §147.13.7.10.2, §147.13.7.14.2, §147.13.8.10.2, §147.13.10.10.2, §147.13.11.10.2 and §147.13.12.11.2: This is an amendment to clarify the provisions for RV Storage. Mr. Irving read the current language and proposed language. Mr. Drinkhall opened the public hearing at 8:23 pm.

Mr. Drinkhall asked for public comment; Mr. Cooper asked if storing an RV on a vacant lot will not be permitted. Mr. Irving answered in the affirmative. Mr. Hounsell asked if someone has a residential lot without a house, they wouldn't be able to store a RV on it. Mr. Irving stated that is how it has been interpreted by the Town.

**Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016**

Mr. Cooper stated people should know what they are voting on and this is a very subtle way of saying that you cannot put your RV on a vacant lot; that should be indicated. Mr. Irving stated that the use table doesn't allow for the storage of RV's. Mr. Hounsell stated that he agrees with Mr. Cooper. After a brief discussion, it was suggested to amend the article as follows: "One (1) travel trailer or recreational vehicle may be stored on a lot, provided that it is accessory to a permitted residential use on the subject property and not utilized for dwelling purposes. Travel trailers and recreational vehicles shall not be stored on vacant lots". Mr. Drinkhall closed the public hearing at 8:35 pm.

Ms. Tobin made a motion, seconded by Mr. Porter, to recommend the proposed amendment to §147.13.1.10.3, §147.13.2.10.2, §147.13.3.9.2, §147.13.4.9.2, §147.13.5.10.2, §147.13.6.11.2, §147.13.6.15.2, §147.13.7.10.2, §147.13.7.14.2, §147.13.8.10.2, §147.13.10.10.2, §147.13.11.10.2 and §147.13.12.11.2 to the warrant as amended. Motion carried with Mr. Hartmann voting in the negative (5-1-0).

§147.15.126; §147.13.1.6.10.6, §147.13.2.6.10.6, §147.13.3.6.10.6, §147.13.4.6.10.6, §147.13.5.6.7.7, §147.13.6.7.7.7, §147.13.7.6.7.7, §147.13.8.6.7.7, §147.13.10.6.7.6, §147.13.11.6.7.6, and §147.13.12.7.10.6; and §147.15.97: This is an amendment to amend the definition of "Window Sign"; to amend the provisions for window signs; and to amend the definition of "Sign Message Area". Mr. Irving read the amendments.

Mr. Drinkhall opened the public hearing at 8:37 pm. Mr. Drinkhall asked for public comment; Mr. Hounsell stated he believes this to be an overreach of government. Mr. Thibodeau asked if the Town at this time has the authority to regulate signage that is not affixed to a window. Mr. Irving answered in the affirmative.

Mr. Thibodeau asked the purpose of the amendment. Mr. Irving stated to determine the cut-off and intent of when it is a window sign or a sign within the business. Mr. Irving stated the four-foot mark is just a number; maybe too deep or not deep enough. Mr. Cooper stated he thinks it was unintentional, but one could argue that it no longer regulates the window anymore. Mr. Cooper suggested amending the article by adding "...located on or inside and within four (4) feet of a window...".

Mr. Hounsell stated that it doesn't delineate whether inside or outside of the building. Mr. Thibodeau stated that he thinks 4-feet is an overreach; and he doesn't think any bureaucratic should be flopping around in his business other than for life safety issues. Mr. Drinkhall closed the public hearing at 8:42 pm.

Mr. Drinkhall made a motion, seconded by Mr. Flanagan, to recommend the proposed amendment to §147.15.126; §147.13.1.6.10.6, §147.13.2.6.10.6, §147.13.3.6.10.6, §147.13.4.6.10.6, §147.13.5.6.7.7, §147.13.6.7.7.7, §147.13.7.6.7.7, §147.13.8.6.7.7, §147.13.10.6.7.6, §147.13.11.6.7.6, and §147.13.12.7.10.6; and §147.15.97 to the warrant as amended and to incorporate into the ordinance the exhibit. Motion carried with Mr. Shakir voting in the negative (5-1-0).

PUBLIC HEARING – PETITIONED ZONING AMENDMENTS

§147.16: This is a petition to amend the use table to allow crematories within the Industrial-II District. Mr. Irving stated currently crematories are not allowed in any district; it is a legal and legitimate use that should be allowed. Mr. Drinkhall opened the public hearing at 8:44 pm.

Mr. Drinkhall asked for public comment; Mr. Hounsell stated he can see the wisdom in this and he thinks it is a wise article. Mr. Thibodeau asked in which area would this be allowed. Mr. Irving answered the Industrial-II District on the East Conway Road.

Mr. Thibodeau asked if this type of business is not allowed anywhere else. Mr. Irving stated it is not specifically listed. Mr. Thibodeau asked if this is passed does it revoke unwritten permission somewhere else. Mr. Irving stated it is not allowed anywhere else; it would require a variance. Mr. Thibodeau stated since it is not specifically permitted, they are prohibited. Mr. Irving stated in the Town of Conway, yes. Mr. Thibodeau stated if this passes it would allow this use in this zone only. Mr. Irving answered in the affirmative. Mr. Thibodeau stated he supports it.

Mr. Cooper stated one, it would allow the use; and two, it would disallow it everywhere else. Mr. Drinkhall closed the public hearing at 8:48 pm. **Ms. Tobin made a motion, seconded by Mr. Porter, to recommend the proposed amendment to §147.16 to the warrant. Motion carried with Mr. Shakir voting in the negative (5-1-0).**

§147.13.12.12.6.4: This is a petition to reduce the sideline and roadway setback for resort hotels located in the Recreational Resort District from 1,000 feet to 100-feet. Mr. Drinkhall opened the public hearing at 8:49 pm.

Mr. Drinkhall asked for public comment; Mr. Thibodeau asked Mr. Irving if there is a down side in his opinion. Mr. Irving stated this originally was to be associated with a golf course within the Residential Agricultural (RA) District. Mr. Irving stated this was appropriate in the RA District, but in the Recreational Resort District it does seem to be rather excessive.

Mr. Cooper stated this was put in when we were trying to develop the Presidential Golf Course and was put in to reassure the residential folks that we would be way away from them. Ken Cargill stated if it ever arose it would require a site plan. Mr. Thibodeau stated he would be in favor of this. Mr. Drinkhall closed the public hearing at 8:54 pm.

Ms. Tobin made a motion, seconded by Mr. Shakir, to recommend the proposed amendment to §147.13.12.12.6.4 to the warrant. Motion carried with Mr. Flanagan voting in the negative and Mr. Hartmann abstaining from voting (4-1-1).

§147.13.8.1.3: This is a petition to increase the Highway Commercial District on the southerly side of Route 302 incorporating that area previously encumbered by the Bypass Corridor and the Highway Corridor Overlay District. Randy Cooper appeared before the Board.

**Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016**

Mr. Drinkhall opened the public hearing at 8:56 pm. Mr. Cooper submitted materials to the Board (attached) and reviewed the area they are proposing to change. Mr. Cooper read the Master Plan Vision for Conway. Mr. Cooper stated the area for large commercial uses was taken up by the bypass or the Special Highway Overlay District, which was lifted in 2010. Mr. Cooper stated the New Hampshire Department of Transportation has no intent of taking this corridor. Mr. Cooper stated they are asking the Town to rezone that for commercial uses; for the new aquatic center.

Mr. Hartmann asked if there is anything to keep it from going on the other side of the road. Mr. Cooper stated the area is steep. Mr. Hartmann asked the relevance of the Aquatic Center. Mr. Irving stated this amendment is to rezone the area, if it does get rezoned there are a number of permitted uses allowed and this is one of them.

Jim Soroka, of the White Mountain Aquatic and Fitness, appeared before the Board and showed a map of the area in which they are interested in. Mr. Hartmann asked if the zoning is the only item holding them back from that piece of property. Mr. Soroka stated we have someone who is ready to purchase land for us, and one of the issues is the zoning. Mr. Cooper stated this area in the Master Plan was for large commercial uses.

Mr. Hounsell stated that he is not speaking for the School Board, but as a member of the School Board he would be eager to support this proposal; that is not a bad idea and to make it possible for taxable enterprises in that area is a good idea and should be supported.

Mr. Irving stated he would like to make a few points; one, at the time the Master Plan was prepared and the commercial area delineated it was perceived that there would be a corridor; two, a significant portion of that area is predominately wetlands, so the development potential is limited for reasons other than zoning, but be careful on an amendment for a specific project, if that specific project does not happen and it has been rezoned any other uses permitted would be allowed; and three, not sure what impact there might be on traffic.

Mr. Cooper stated this is a zoning change, has nothing to do with site plan review and traffic is discussed under Site Plan Review. Mr. Cooper stated this is a good use of the land. Mr. Hounsell stated he supports this article and trusts the site plan review process enough; there is potential here for us to do good things.

Mr. Drinkhall asked for Board comment; Mr. Drinkhall stated by rezoning the area it opens it up to anything that is permitted in that zone. Mr. Hartmann asked if there a way to get an exemption to zoning. Mr. Irving answered it would be a variance. Mr. Hartmann asked the criteria to grant a variance.

Mr. Irving stated there is a five-part test with the most difficult test being hardship; something that is inherit in the land that precludes them from using the land. Mr. Irving stated he doesn't see any diminution in property values; it doesn't contradict the spirit of the ordinance; and the benefit doesn't out way any negative impacts to anyone else.

Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016

Mr. Porter stated there is always a risk for anything you do; there is also a reward and he doesn't think there is going to be an impact in that area. Mr. Porter stated this area is committed to a commercial corridor especially with Wal-Mart. Mr. Porter stated that he doesn't think the adverse effects will outweigh the reward and the benefits would outweigh any negative impact; the Board should support this petition article.

Mr. Soroka stated we were told one of the hurdles would be creating a commercial island within a residential area as it is looked upon dimly and almost impossible to do. Mr. Drinkhall closed the public hearing at 9:23 pm.

Mr. Hartmann made a motion, seconded by Mr. Shakir, to recommend the proposed amendment to §147.13.8.1.3 to the warrant. Motion unanimously carried (6-0-0).

Window Signs: This is an amendment to allow window signs which are affixed to the interior of the window shall not cover more than 50% of any window. Window signage may include one (1) internally lit sign per business. Such internally lit window signs shall not exceed two (2) square feet in area and shall not be subject to any design standards.

Mr. Drinkhall opened the public hearing at 9:25 pm. Mr. Drinkhall asked for public comment; Mr. Hounsell stated he would like to take the Board back before the 70's and 80's before we had zoning; we needed to have zoning and planning to take care of the visual impact. Mr. Hounsell stated the sign ordinance has always been such that the Town was interested in making the town look pristine; there was a time when the Planning Board was almost eliminated.

Mr. Hounsell stated he thinks what the Board has done with the window signs is reach beyond the expectation of the voter as now you are looking at what is going on inside their property; the Board has overreached and don't think that is what this Board is supposed to be doing and not what the people are expecting the Board to do.

Mr. Hounsell stated what this petition article does is set a boundary, this is as far as you are going to go and it is not open to design standards. Mr. Hounsell stated the Board has stepped into an area that is not in their purview; we do not believe that it is necessary or proper for the Town of Conway to be a part of the design standards within a building.

Mr. Thibodeau stated he wrote the petitioned article and put in that the design standards don't apply as he and Mr. Irving have a difference of opinion regarding LED; this alleviates the possibility of that difference occurring. Mr. Thibodeau stated this would be about the size of two laptop screens. Mr. Thibodeau stated the Sign Advisory Committee recommended this amendment, but the Planning Board did not support it.

Mr. Drinkhall asked if this would allow strobe lights that some would find objectionable. Mr. Thibodeau stated he supposed it would, but it would allow neon surface mounted LED's; it could include a strobe light, though he cannot imagine anyone wanting one. Mr. Thibodeau stated it would not prohibit it. Mr. Drinkhall asked for further public comment; there was none.

**Adopted: February 11, 2016 – As Written
CONWAY PLANNING BOARD – JANUARY 28, 2016**

Mr. Drinkhall asked for Board comment; Mr. Shakir stated all he sees is what was originally agreed to and asked where is the objection. Mr. Shakir stated where does it say we are overreaching.

Mr. Hounsell stated it is an overreach of government, not saying you going in and taking stuff, but this is for the outside the property and not within the four walls of someone's property. Mr. Hounsell stated you have overreached what was expected when this was established; it is not the role of government to design within the four walls and he doesn't see the connection with people's desire for a pristine outside to reach inside. Mr. Shakir agreed with Mr. Hounsell. Mr. Drinkhall closed the public hearing at 9:37 pm.

Ms. Tobin made a motion, seconded by Mr. Hartmann, to recommend the proposed amendment to window signs to the warrant. Motion unanimously defeated (0-6-0). After a brief discussion, Mr. Shakir stated he would like to change his vote. **Mr. Porter made a motion, seconded by Mr. Hartmann, to reconsider the vote on the proposed amendment to window signs. Motion carried with Mr. Flanagan voting in the negative.**

Mr. Porter made a motion, seconded by Mr. Shakir, to recommend the proposed amendment to window signs to the warrant. Motion defeated with Mr. Shakir voting in the affirmative and Ms. Tobin, Mr. Hartmann, Mr. Flanagan, Mr. Porter and Mr. Drinkhall voting in the negative (1-5-0).

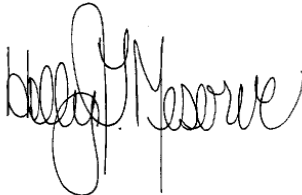
OTHER BUSINESS

Balsam Ridge Lodge, LLC (PID 251-157) – Conditional approval expiring (File #FR12-01): Mr. Irving stated that the applicant has opted not to request an extension. **Mr. Porter made a motion, seconded by Mr. Hartmann, to deny the application of Balsam Ridge Lodge, LLC without prejudice for failure to meet the conditions. Motion unanimously carried.**

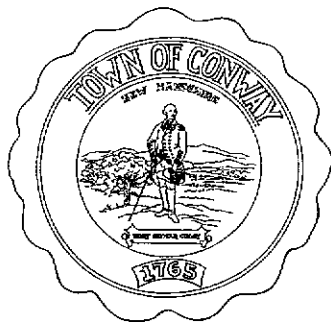
Dan A. Morgenstern Revocable Trust – Lot Merger (PID 299-65 & 66): **Mr. Porter made a motion, seconded by Ms. Tobin, to approve the lot merger. Motion unanimously carried.**

Meeting adjourned at 9:50 pm.

Respectfully submitted,



Holly L. Meserve
Recording Secretary



TOWN OF CONWAY
1634 East Main Street
Center Conway, NH 03813-0070
(603) 447-3855 – Fax (603) 447-5012

CONWAY PLANNING BOARD
Thursday, January 28, 2016 beginning at 7:00 p.m.
Conway Town Office, Center Conway

Review and Acceptance of Minutes
• December 10, 2015

A G E N D A

1. **DALE DREW (FILE #S16-01) – TWO-LOT SUBDIVISION REVIEW** to subdivide 10.29 acres into two-lots of 6.35 acres and 3.94 acres at 290 West Side Road, Conway (PID 250-3.1).
2. **PUBLIC HEARING – ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD**
 - a. §147.13.8.6.10.1; §147.13.8.6.10.1.1; and §147.13.8.6.10.1.2 – **Internal and external illumination of signage – to add provisions for internal lighting**
 - b. §147.14.3; §147.14.3.3; §147.14.3.4; and §147.13.3.5 – **Non-conforming Signs – to add provisions for internal lighting conversions**
 - c. §147.15 – **to add the definitions of “Opaque” and “Translucent”**
 - d. §147.13.8.6.7 – **signs allowed under this section shall not be illuminated**
 - e. §147.13.8.6.8 – **signs allowed under this section shall not be illuminated**

Items a. through e. will be included in one warrant article

- f. §147.13.1.6.13.1, §147.13.2.6.13.1, §147.13.3.6.13.1, §147.13.4.6.13.1, §147.13.5.6.11.1, §147.13.6.7.11.1, §147.13.7.6.11.1, §147.13.10.6.11.1, §147.13.11.6.11.1 and §147.13.12.7.13.1. – **to require white light sources**
- g. §147.13.1.10.3, §147.13.2.10.2, §147.13.3.9.2, §147.13.4.9.2, §147.13.5.10.2, §147.13.6.11.2, §147.13.6.15.2, §147.13.7.10.2, §147.13.7.14.2, §147.13.8.10.2, §147.13.10.10.2, §147.13.11.10.2 and §147.13.12.11.2 – **to clarify the provisions for RV Storage: One (1) travel trailer or recreational vehicle may be stored on a lot, provided that it is accessory to a permitted residential use on the subject property and not utilized for dwelling purposes**
- h. §147.15.126 – **to amend the definition of “Window Sign”**
- i. §147.13.1.6.10.6, §147.13.2.6.10.6, §147.13.3.6.10.6, §147.13.4.6.10.6, §147.13.5.6.7.7, §147.13.6.7.7.7, §147.13.7.6.7.7, §147.13.8.6.7.7, §147.13.10.6.7.6, §147.13.11.6.7.6, and §147.13.12.7.10.6. – **to amend the provisions for window signs: Window signs with a sign area that does not exceed 50% of the window area. Window signage that exceeds 50% of the window area is prohibited. which are affixed to the interior of the window, not to cover more than 50% of any window.**
- j. §147.15.97 – **to amend the definition of “Sign Message Area”**

Items h. through j. will be included in one warrant article

TOWN OF CONWAY
1634 East Main Street
Center Conway, NH 03813-0070
(603) 447-3855 – Fax (603) 447-5012

3. PUBLIC HEARING – PETITIONED ZONING AMENDMENTS

- a. **§147-16 – to amend the use table to allow crematories within the Industrial-II district**
- b. **§147.13.12.12.6.4 – to reduce the sideline and roadway setback for resort hotels located in the Recreational Resort District from 1,000 feet to 100 feet**
- c. **§147.13.8.1.3 – to increase the Highway Commercial District on the southerly side of Route 302 incorporating that area previously encumbered by the Bypass Corridor and the Highway Corridor Overlay District between Route 302 and Eagles Way**
- d. **Window signs which are affixed to the interior of the window shall not cover more than 50% of any window. Window signage may include one (1) internally lit sign per business. Such internally lit window signs shall not exceed two (2) square feet in area and shall not be subject to any design standards.**

COPIES AVAILABLE AT CONWAY TOWN OFFICE OR AT WWW.CONWAYNH.ORG

OTHER BUSINESS

- **Balsam Ridge Lodge, LLC (PID 251-157) – Conditional approval expiring (File #FR12-01)**
- **Dan A. Morgenstern Revocable Trust – Lot Merger (PID 299-65 & 66)**

POSTED TO A PUBLIC HEARING
AS AMENDED ON 02/11/16 2.a.

Proposed new language for sign lighting...

~~147.13.8.6.10.1 Illumination. Signs shall not be illuminated from within; signs may be illuminated only by external light. Lighting shall be affixed to and, for dimensional purposes, considered part of the sign structure. Lighting shall be located, directed and/or shielded such that it only sheds light downward and is limited to the message display area. The lighting sources shall be of white light and be energy efficient fixtures when possible. Fixtures shall be located, directed and/or shielded such that no direct light emissions are visible at any point along the property boundary, nor shall they be distracting to vehicular traffic.~~

147.13.8.6.10.1.1 External illumination. Signs may be illuminated by external light. For free standing signs, lighting shall be affixed to and, for dimensional purposes, considered part of the sign structure. External sign lighting shall be located, directed and/or shielded such that it only sheds light downward and is limited to the message display area. The external lighting sources shall be of white light. Fixtures shall be located, directed and/or shielded such that no direct light emissions are visible at any point along the property boundary, nor shall they be distracting to vehicular traffic. Back-lit "Halo" type opaque sign lettering is permitted.

^ for Free Standing and Wall Signs.

147.13.8.6.10.1.2 Internal illumination. Internally illuminated signs shall be constructed with an opaque background. Translucent letters and symbols shall not exceed 65% of the permitted message area; the translucent area shall be measured by a single rectangle encompassing all translucent elements of the sign. Any new sign that uses internal illumination must conform fully with all other provisions of this ordinance. Any existing externally illuminated sign that is converted to internal illumination must be brought into full conformity with respect to all sign requirements including, but not limited to: total number of signs, message area, height, width, sign structure dimensions and sign setbacks.

POSTED TO A PUBLIC HEARING
ON 02/11/16
Z. B.

Propose new language for non-conforming signage...

147.14.3 NON-CONFORMING SIGNS. Signs lawfully in existence before the adoption of regulations, which made them non-conforming shall be permitted to continue in existence and be maintained.

147.14.3.1 No change in type, size of message area and/or support structure, height, location, message, illumination, number, or material shall be permitted without application to and approval from the Town.

147.14.3.2 Non-conforming aspects of the sign may continue, but no additional types of non-conformity shall be created by any change.

147.14.3.3 Permitted changes, except conversion to internal illumination, may allow reduction in any one or more non-conforming aspects, but shall not allow any nonconforming aspect of the sign to become increasingly non-conforming.

147.14.3.4 Any existing externally illuminated nonconforming free Standing Sign that is converted to internal illumination must be brought into full conformity with respect to all sign requirements including, but not limited to: total number of signs, message area, height, width, sign structure dimensions and sign setbacks.

147.14.3.45 If a nonconforming sign is abandoned, the grandfathered rights shall terminate and any replacement shall comply with the requirements of this chapter.

POSTED TO A PUBLIC HEARING
ON 02/11/16 2.C.

Proposed new definitions...

Opaque: as referred to herein opaque material does not transmit light from the internal illumination sources.

Translucent: as referred to herein translucent material does transmit light from the internal illumination sources.

POSTED TO A PUBLIC HEARING
ON 02/11/16 2.d.

Proposed amendment to signs exempt from property line and permitting...

147.13.8.6.7 SIGNS EXEMPT FROM PROPERTY LINE SETBACKS AND NO PERMIT REQUIRED:

Signs allowed under this section shall not be illuminated either internally or externally.

147.13.8.6.7.1 Signs with a message area of one square foot or less, which bear only property numbers, post office numbers, names of occupants of the premises, other noncommercial identification, or with one of the following messages: "open"; "closed"; "vacancy"; or "no vacancy".

147.13.8.6.7.2 Directional signs with a message area of four square feet or less, to indicate entrance and/or exit driveways.

147.13.8.6.7.3 Legal notices, such as "no trespassing" signs, with a message area of 12 square feet or less.

147.13.8.6.7.4 Business name and directional signs with a message area of three square feet or less which are located over doorways. Such signs may project from the wall surface.

147.13.8.6.7.5 Flags.

147.13.8.6.7.6 One (1) portable a-frame sign per lot of record is permitted in the district, it may be displayed during business hours only, it shall have a message area of six square feet or less, no illumination of the sign is permitted and no appendages to the sign are permitted.

147.13.8.6.7.7 Window signs which are affixed to the interior of the window, not to cover more than 50% of any window.

147.13.8.6.7.8 One (1) sign identifying lawn, garage or barn sales, with a message area of 12 square feet or less, and to be erected not more than two days prior to the event and removed within one day of the end of the event.

147.13.8.6.7.9 Sign for a government election, with time limits as specified in State law, or if no State law applies, then erected no more than 12 weeks prior to the election and removed within two weeks following the election.

147.13.8.6.7.10 Non-illuminated sign advertising the sale or lease of the premises upon which the sign is located, with a message area of 16 square feet or less in all Districts.

147.13.8.6.7.11 Special promotional signs for public or institutional events, with a message area of 40 square feet or less.

147.13.8.6.7.12 Directional signs to help locate facilities for disabled persons, with message area not to exceed four square feet, as required for compliance with the Americans with Disabilities Act of 1999.

147.13.8.6.7.13 A home occupation may display a non-illuminated outdoor sign not exceeding three (3) square feet in size.

147.13.8.6.7.14 One (1) real estate sign to identify lots for sale at each entrance to the subdivision in which the subject lots are located, not to exceed twelve (12) square feet, and not to exceed eight (8) feet in height nor six (6) feet in width.

POSTED TO A PUBLIC
HEARING ON 2.e.
02/11/16

Proposed amendment to signs exempt from property line and permitting...

147.13.8.6.8 SIGNS SUBJECT TO PROPERTY LINE SETBACKS AND NO PERMIT REQUIRED:

Signs allowed under this section shall not be illuminated either internally or externally.

147.13.8.6.8.1 For a religious institution, nonprofit organization, public service agency, public school or municipal building, one announcement board, with a message area of 12 square feet or less.

147.13.8.6.8.2 For fraternal or social clubs, local service and philanthropic organizations to identify meeting locations, one sign with a message area of three square feet or less.

147.13.8.6.8.3 Signs in parking lots to identify aisles, handicapped spaces, and reserved spaces.

147.13.8.6.8.4 For construction in progress, one sign identifying the owner, architect, contractor and/or developer, to be removed within one month of completion of the project, with a message area of 12 square feet or less.

147.13.8.6.8.5 Signs, which convey only a non-commercial message, including but not limited to ideological, political, social, cultural, or religious message, with a message area of 12 square feet or less.

POSTED TO THE WARRANT
AS WRITTEN 2.F. 01/28/16

The **white light** amendment affects the following sections 147.13.1.6.13.1, 147.13.2.6.13.1, 147.13.3.6.13.1, 147.13.4.6.13.1, 147.13.5.6.11.1, 147.13.6.7.11.1, 147.13.7.6.11.1, 147.13.10.6.11.1, 147.13.11.6.11.1 and 147.13.12.7.13.1.

147.13.X.X.X.X. Illumination. Signs shall not be illuminated from within; signs may be illuminated only by external light. Lighting shall be affixed to and, for dimensional purposes, considered part of the sign structure. Lighting shall be located, directed and/or shielded such that it only sheds light downward and is limited to the message display area. The lighting sources shall be of white light and be energy efficient fixtures when possible. Fixtures shall be located, directed and/or shielded such that no direct light emissions are visible at any point along the property boundary, nor shall they be distracting to vehicular traffic. ~~Lighting sources shall be metal halide or halogen and located, directed and/or shielded such that no direct light emissions are visible at any point along the property boundary, nor shall they in any way be distracting to vehicular traffic.~~

POSTED TO THE WARRANT
AS AMENDED 2.9.01/28/16

The Current languages is "One (1) travel trailer or recreational vehicle may be stored on a lot, provided that it is not utilized for dwelling purposes." This has always been interpreted as meaning that one (1) travel trailer or recreational vehicle may be stored on a lot as an accessory use to a permitted residential use. This is much like parking a car or boat on your residential property is a usual and customary albeit subordinate and incidental to the primary residential use.

The following amendment should clarify the language and reaffirm the current and past interpretation:

One (1) travel trailer or recreational vehicle may be stored on a lot, provided that it is accessory to a permitted residential use on the subject property and not utilized for dwelling purposes. Travel trailers and recreational vehicles shall not be stored on vacant lots.

The amendment applies to the following sections: §147.13.1.10.3, §147.13.2.10.2, §147.13.3.9.2, §147.13.4.9.2, §147.13.5.10.2, §147.13.6.11.2, §147.13.6.15.2, §147.13.7.10.2, §147.13.7.14.2, §147.13.8.10.2, §147.13.10.10.2, §147.13.11.10.2 and §147.13.12.11.2.

POSTED TO THE WARRANT
AS AMENDED Z.h., i & j. 01/28/16

In the Zoning Ordinance has some unclear language relative to window signs. The following amendments are intended to remedy the ambiguity. To this end it seems reasonable to simply replace the current language with new simpler and consistent language rather than tweak and further complicate the existing provisions. This should help to resolve the interpretations issues and clearly establish what is meant by a "regulated window sign".

The current definition of a window sign is: "WINDOW SIGN: A window, or portion thereof, on which sign message is displayed, whether by permanent or temporary attachment, but exclusive of merchandise display." As you mentioned the "on" creates some ambiguity and can present a defect for regulating attached or nearby signs that are clearly window signs but might better be regulated by interpreting "on" as meaning "on, in and/or through".

In the ordinance there are also references to window signs as follows: "SIGNS EXEMPT FROM PROPERTY LINE SETBACKS AND NO PERMIT REQUIRED: ... Window signs which are affixed to the interior of the window, not to cover more than 50% of any window." In this case the "affixed to" does adequately or clearly cover signs that are not affixed to the window per se. Such signs that might be set back from the window and or hung from the ceiling but still clearly function as window signs.

In order to address these defects I suggest we consider the following amendments:

1) Amend the definition of window sign as follows:

WINDOW SIGN: A regulated window sign is one that is located within four (4) feet of a window and is plainly visible from the exterior of the building, or portion thereof, on which sign message is displayed, whether by permanent or temporary attachment, but exclusive of merchandise display.

Z.h.
on or inside and

Note: This would address all forms of signage within 4 feet of a window, whether or not it is applied directly to the glazing, attached to the frame suspended from the ceiling or on a shelf or floor stand in front of the window.

2) Amend the provisions for window signs elsewhere in the ordinance sign as follows:

Window signs with a sign area that does not exceed 50% of the window area. Window signage that exceeds 50% of the window area is prohibited, which are affixed to the interior of the window, not to cover more than 50% of any window.

are permitted Z.i.

Added
12/10/2015

Note: This dimension would cover a single sign or the sum of several signs in/on a single window (see sign area measurement below). The lighting provision would address the inevitable lighting cleverness we will encounter while prohibiting internally light signs (which are a light source) as well as neon signs that are otherwise prohibited.

3) Amend the definition of sign message area as follows:

2.j.

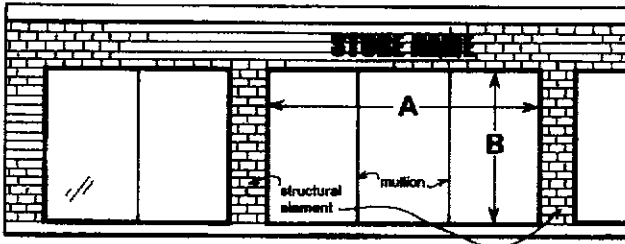
SIGN MESSAGE AREA - The total area used to display a sign's message including all lettering, designs, symbols, logos, together with but not including any support framework or bracing which is incidental to the sign and which is not designed to attract attention. Where the message area consists of letters, symbols, logos or devices affixed to the surface of a wall, building, awning or window, the message area shall be measure by a single, continuous, rectangular perimeter drawn to enclose the extreme limits of the sign elements. The message area of one side of a double-faced sign shall be regarded as the total message area of the sign. For double-faced signs, each face must be attached directly to the other. Window signs less than one (1) foot apart are measured as a single sign; otherwise the sum of the rectangles of window signage constitute a window's sign message area.

Note: see attached window sign measurement guidance exhibit.

PART OF 2j.

Window & Signage Measurements Explained

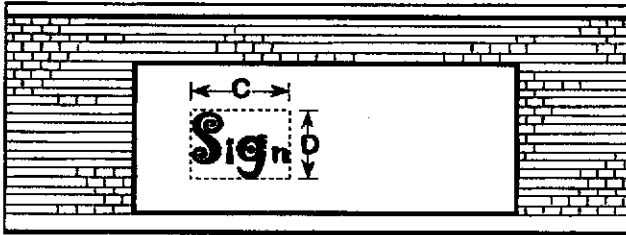
Window Area: the area of glass, including mullions, of a single window unit, set between structural materials



'A' x 'B' = window area

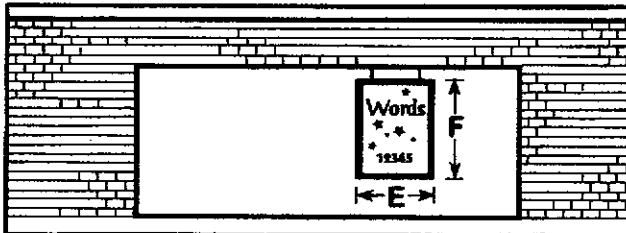
a maximum sign area of 20% or 50 square feet, whichever is less, is allowed for each window area

Sign Area: where there is no defined background, such as individual letters applied to the glass, draw a rectangle around the outermost points



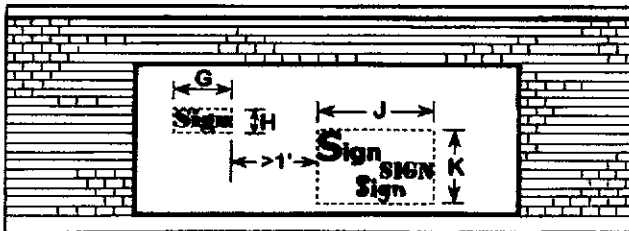
'C' x 'D' = sign area

Sign Area: where a background exists, such as a panel hung or mounted within four (4) feet of the window



'E' x 'F' = sign area

Multiple Signs: signs less than one foot apart are measured as one sign. Draw a rectangle around the outermost points




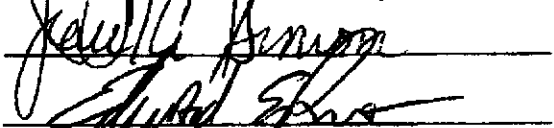
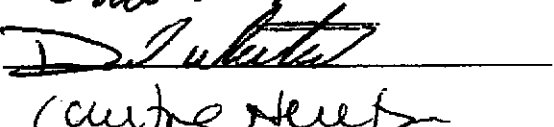
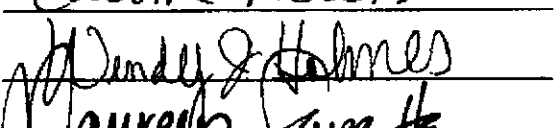
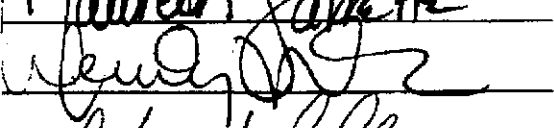
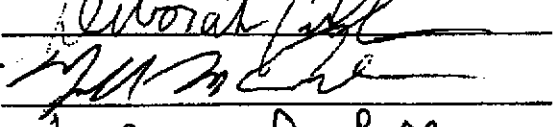
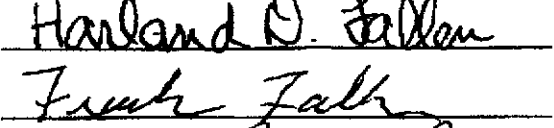
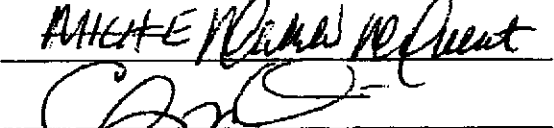
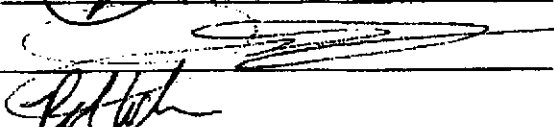
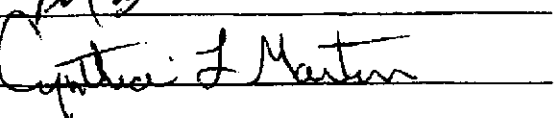



('G' x 'H') + ('J' x 'K') = sign area

RECOMMENDED BY THE BOARD
2016 PETITIONED ZONING AMENDMENT (5-10) 3.a.

We the undersigned registered voters of Conway, NH request that the Conway Zoning Ordinance [§147] be amended by allowing crematories within the Industrial-II District.

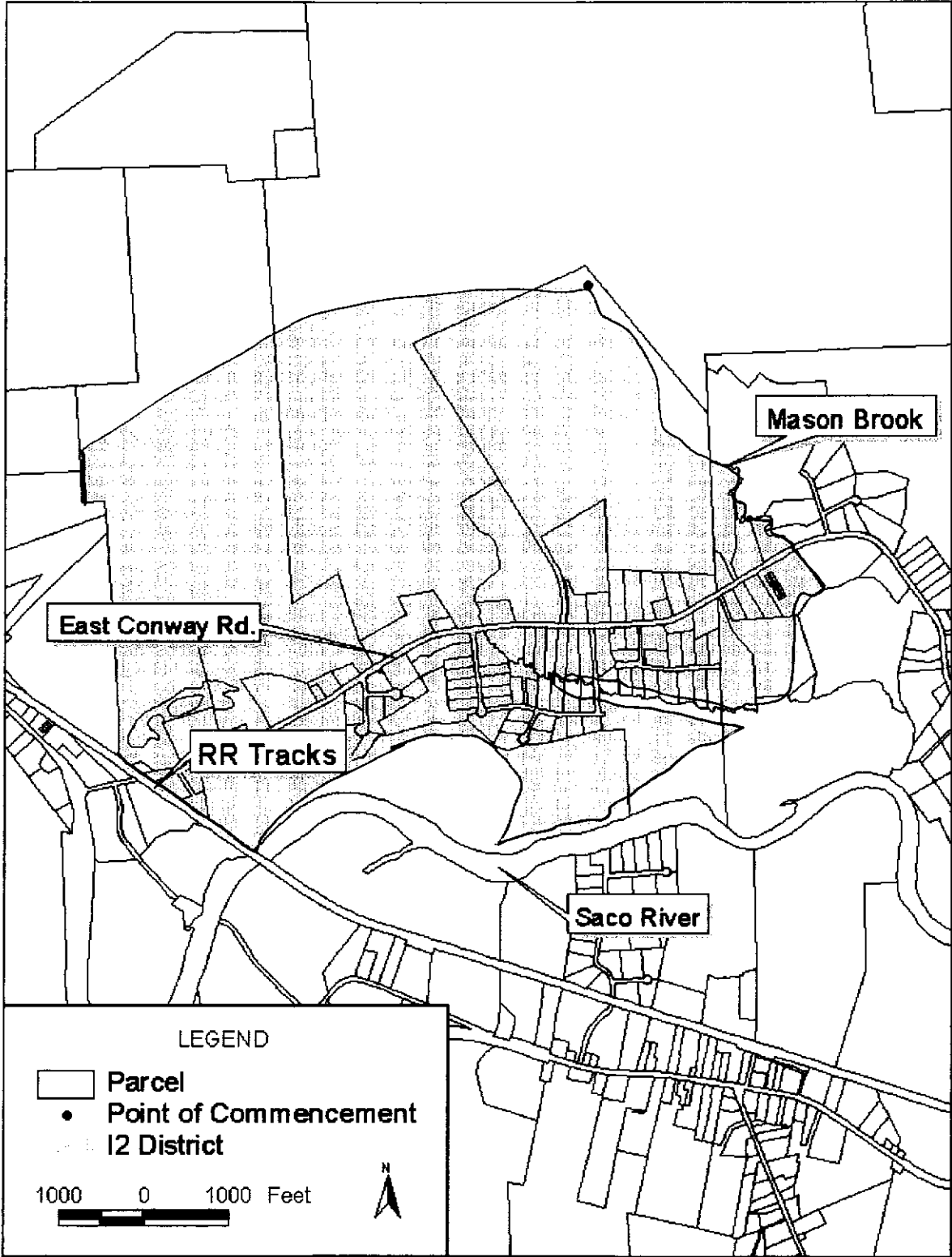
Proposed Amendment:

To amend §147.16, the Use Table, to allow Crematories within the Industrial-II District.

| <u>SIGNATURE</u> | <u>PRINTED NAME</u> |
|---|---------------------|
|  | HOLLY L. MESERVE |
|  | Jean A. Simon |
|  | Edward S. Prevost |
|  | Daniel Whitelaw |
|  | Christine Newton |
|  | Wendy J. Holmes |
|  | Maureen Garretts |
|  | Wendy Vajentic |
|  | Deborah Courville |
|  | Michael Couville |
|  | Harland D. Falken |
|  | FREDERICK FALLEN |
|  | MICHELLE M QUINE |
| | CHRIS M Quint |
| | Joseph S Sullivan |
| | Paul Whitaker |
| | Cynthia L Martin |

RECEIVED
JAN 13 2016
TOWN OF CONWAY NH

147.13.11.1.1 DISTRICT MAP.



RECOMMENDED BY THE BOARD
(4-1-1)

RECEIVED
JAN X 7 2016
TOWN OF CONWAY NH

Petitioned Amendment to Zoning Ordinance

3.b.

To see if the Town will vote to amend Chapter 147 (Zoning Ordinance) to reduce the sideline and roadway set-back for resort hotels located in the Recreational Resort district from 1,000 feet to 100 feet by amending section 147.13.12.12.6.4 to provide as follows "The resort hotel building(s) shall be setback no closer than one hundred (100) feet from the boundary line of any unaffiliated lot and any unaffiliated roadway, and..."

Petitioned pursuant to RSA 675:4 by voters of the Town of Conway:

Printed:

Signature:

✓ BONNIE KIMNACH
Name - printed

Bonnie Kimnack
Signature

Kearse, N.H.
Street

✓ Tyr T. Ray
Name - printed

Tyr T. Ray
Signature

580 Intervale Cross Rd
Street

✓ Sarah McCarty
Name - printed

Sarah McCarty
Signature

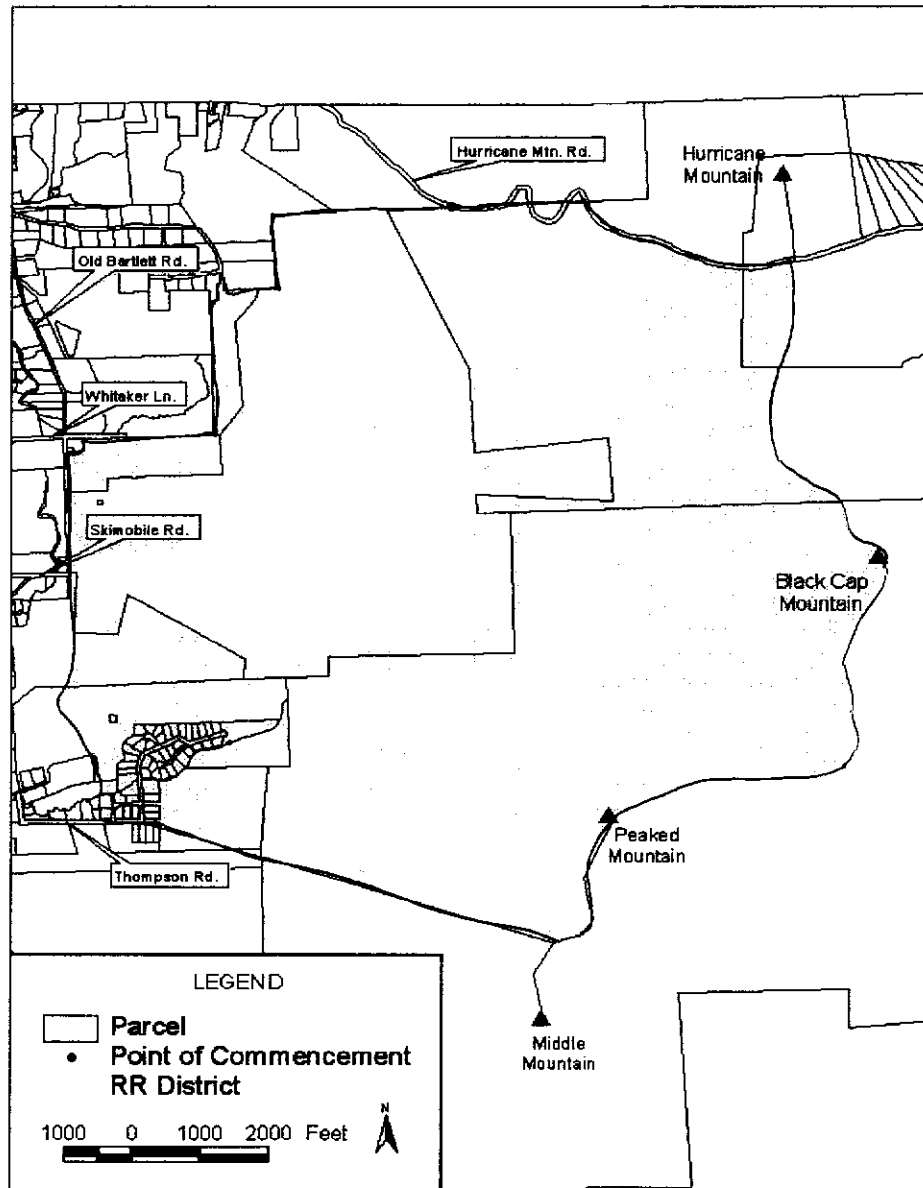
Redstone St. Gr. Conway
Street

✓ LESLIE LEONARD
Name - printed

Leslie Leonard
Signature

15 YELLOW BRICK RD
Street

147.13.12.2 DISTRICT MAP.



147.13.12.3 LOT SIZE AND DENSITY.

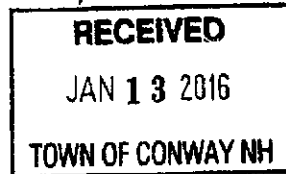
147.13.12.3.1 Lots serviced by municipal water system and municipal sewerage system shall have at least one-half (1/2) acre for the first unit that may be located thereon and at least ten thousand (10,000) square feet for each additional unit on the same lot.

147.13.12.3.2 Lots serviced by a municipal water system shall have at least one-half (1/2) acre for each unit that may be located thereon.

147.13.12.3.3 All other lots shall have at least one (1) acre for each unit that may be located thereon.

147.13.12.3.4 SPECIAL EXCEPTIONS.

RECOMMENDED BY THE
BOARD (6-0-0)



3.C.

PETITION FOR ZONING AMENDMENT

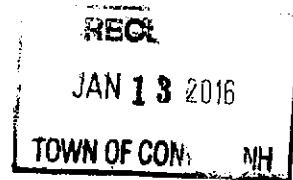
The undersigned, being twenty-five or more registered voters in the Town of Conway, New Hampshire, hereby petition pursuant to the provisions of RSA 675:4 that the following article to amend the Conway Zoning Ordinance be submitted to the voters of the Town of Conway at the annual meeting to be held in April, 2016:

Article __: To see if the Town will amend the Town of Conway Zoning Ordinance to increase the Highway Commercial District on the southerly side of Route 302 incorporating that area previously encumbered by the Bypass Corridor and the Highway Corridor Overlay District between Route 302 and Eagles Way, by specifically amending Section 147.13.8.1.3 to read as follows (Existing wording to be deleted is shown in this manner: ~~to be deleted~~; new wording is shown in this manner: **wording to be added**):

147.13.8.1.3 NORTH CONWAY AREA SOUTH OF NORTH CONWAY VILLAGE.

The HC District in the North Conway area south of North Conway Village shall have the following bounds (Map and Parcel numbers refer to 2003 Town of Conway Tax Maps **as amended**): commencing at the point on the thread of Kearsarge Brook 500 feet easterly of the centerline of Route 16; thence southerly parallel with and 500 feet from the centerline of Route 16 to the centerline of Locust Lane; thence easterly along the centerline of Locust Lane and continuing on the same bearing to the centerline of the North/South Road; thence southerly along the centerline of the North/South Road to a point adjacent to the southeast corner of Map 230, Parcel 51; thence westerly through the southeast corner of Map 230, Parcel 51 and continuing along the southern boundary of Map 230, Parcel 51 to a point 500 feet from the centerline of Route 16; thence southerly parallel with and 500 feet from the centerline of Route 16 to the northern boundary of Map 235, Parcel 35; thence easterly along the northern boundary of Map 235, Parcel 35 to the centerline of the North-South Road; thence southerly along the centerline of the North-South Road to a point adjacent to the southeast corner of Map 235, Parcel 35; thence westerly through the southeast corner of Map 235, Parcel 35 and continuing along the southern boundary of Map 235, Parcel 35 to a point 500 feet from the centerline of Route 16; thence southerly parallel with and 500 feet from the centerline of Route 16 to the northerly boundary of Map 235, Parcel 78; thence easterly along the northerly boundary of Map 235, Parcel 78 to its easterly boundary, common with the westerly boundary of Map 235, Parcel 70; thence southerly along the easterly boundary of Map 235, Parcel 78 and continuing to the southerly boundary of the Puddin' Pond Drive ROW; thence in general westerly, then southerly direction along the southerly boundary of the Puddin' Pond Drive ROW to the corner of Map 235, Parcel 82; thence easterly along the northern boundary of Map 235, Parcel 82 to the northeast corner of Map 235, Parcel 82 and following the same bearing to the centerline of Map 219, Parcel 211 (former Maine Central Railroad); thence southerly along the centerline of Map 219, Parcel 211 (former Maine Central Railroad) to a point

Part of 3.C.



adjacent to the southwest corner of Map 252, Parcel 31; thence northeasterly through the southwest corner Map 252, Parcel 31 to the southwest corner of Map 252, Parcel 42; thence traversing Map 252, Parcel 42 easterly in a straight line to the northwest corner of Map 252, Parcel 47; thence southerly along the western boundary of Map 252, Parcel 47 and continuing on the same bearing to the

centerline of Map 219, Parcel 211 (former Maine Central Railroad); thence southeasterly along the centerline of Map 219, Parcel 211 (former Maine Central Railroad) to the centerline of East Conway Road; thence westerly along the centerline of East Conway Road and continuing on the same bearing to a point 400 feet west of the centerline of Route 302; thence northerly parallel with and 400 feet from the centerline of Route 302 to the western boundary of the proposed 9A Bypass ROW; thence southerly along the western boundary of the proposed 9A Bypass ROW on the western boundary of Map 252, Parcel 2; hence northerly along the western boundary of Map 252, Parcel 2 to the southerly corner of Map 252, Parcel 62; thence northerly along the eastern boundary of Map 252, Parcel 62 to a point at the westerly corner of Map 252, Parcel 19 and the southerly corner of Map 252, Parcel 20; thence running on a straight line southwesterly traversing Map 252, Parcel 62 to the northeasterly corner of Map 252, Parcel 60, thence along the northwestern boundary of Map 252, Parcel 60 to the centerline of Eagles Way; thence northwesterly along the centerline of Eagles Way to a point where an extension of the southern boundary line of Map 246, Parcel 17 intersects with the centerline of Eagles Way the western boundary of the proposed 9A Bypass ROW; thence westerly in a straight line to the southeast corner of Map 246, Parcel 17; thence westerly along the southern boundary line of Map 246, Parcel 17 and continuing on the same bearing to the centerline of Route 16; thence northerly along the centerline of Route 16 to the intersection of the centerline of Shaw's Way; thence west to a point 500 feet from the centerline of Route 16; thence northerly parallel with and 500 feet from the centerline of Route 16 to the southwestern boundary of Map 246, Parcel 20.001; thence northwesterly along the southwestern boundary of Map 246, Parcel 20.001 to the western boundary of Map 246, Parcel 22; thence northwesterly, southerly and westerly along the boundary of Map 246, Parcel 22 to the eastern shore of the Saco River; thence northerly along eastern shore of the Saco River to the centerline of Map 218, parcel 35 (Conway Scenic Railroad); thence northerly along the centerline of Map 218, parcel 35 (Conway Scenic Railroad) to the thread of Kearsarge Brook, and thence easterly along the thread of Kearsarge Brook to the point of commencement.

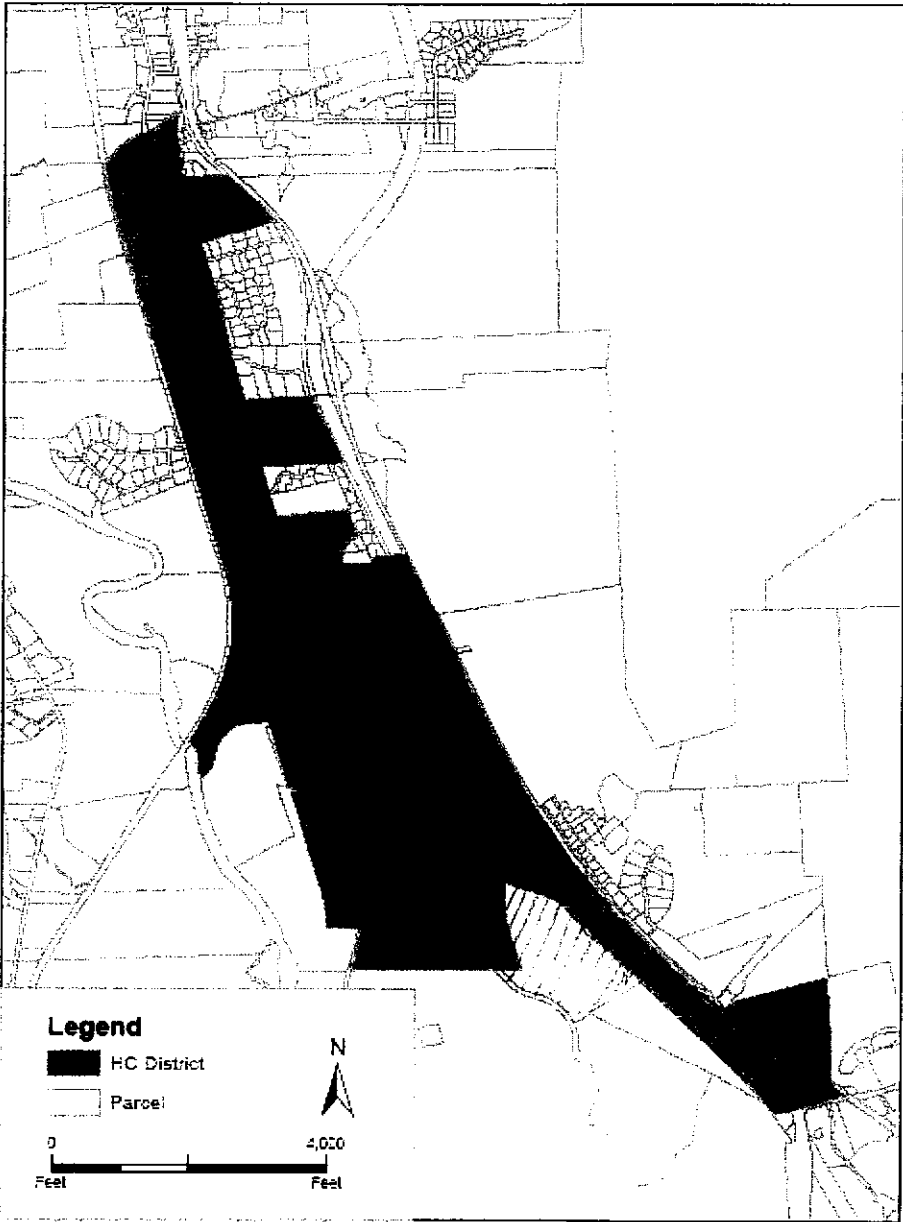
Signature

Printed Name

JAMES S. SOROKA
Margaret Soroka

Part of 3.C.

147.13.8.1.3.1 DISTRICT MAP.



HANDED OUT BY RANDY COOPER AT
THE 01/28/16 PB MEETING RE: 3.C.
MASTER PLAN OF MAY 29, 2003. ON THE
AGENDA

CHAPTER 1 – Vision and Future Land Use Plan for Conway.

Section 3 – A Vision for Conway

Subsection C Municipal Services and Infrastructure Goal.

3, C, 2. The Conway School District should work with the town to identify potential sites for any new facilities, especially a high school. Facilities should be designed in a flexible fashion to serve as an educational facility and as a multi-purpose community center that can accommodate performing arts, cultural activities and public gatherings.

Subsection G Land Use Goal

3.G.11. An area along Route 302, beginning on the east side of Route 16 and extending into Redstone, should be designated for large commercial, retail, automotive and complementary commercial and service uses.

Section 4 – Future Land Use in Conway (refers to Attached Map 1-1)

3rd • The **large scale commercial** area generally extends from the East side of Route 16 south along Route 302 into Redstone. This area includes the Mountain Valley Mall, Shaw's, Wal*Mart and Crest Motors. The purpose of this area is to accommodate larger commercial, retail, automotive and service establishments.

Chapter 2 – Implementation Strategy revised 9/11/08

Revised Goal 3,C,2 above to reflect the new Kennett High School

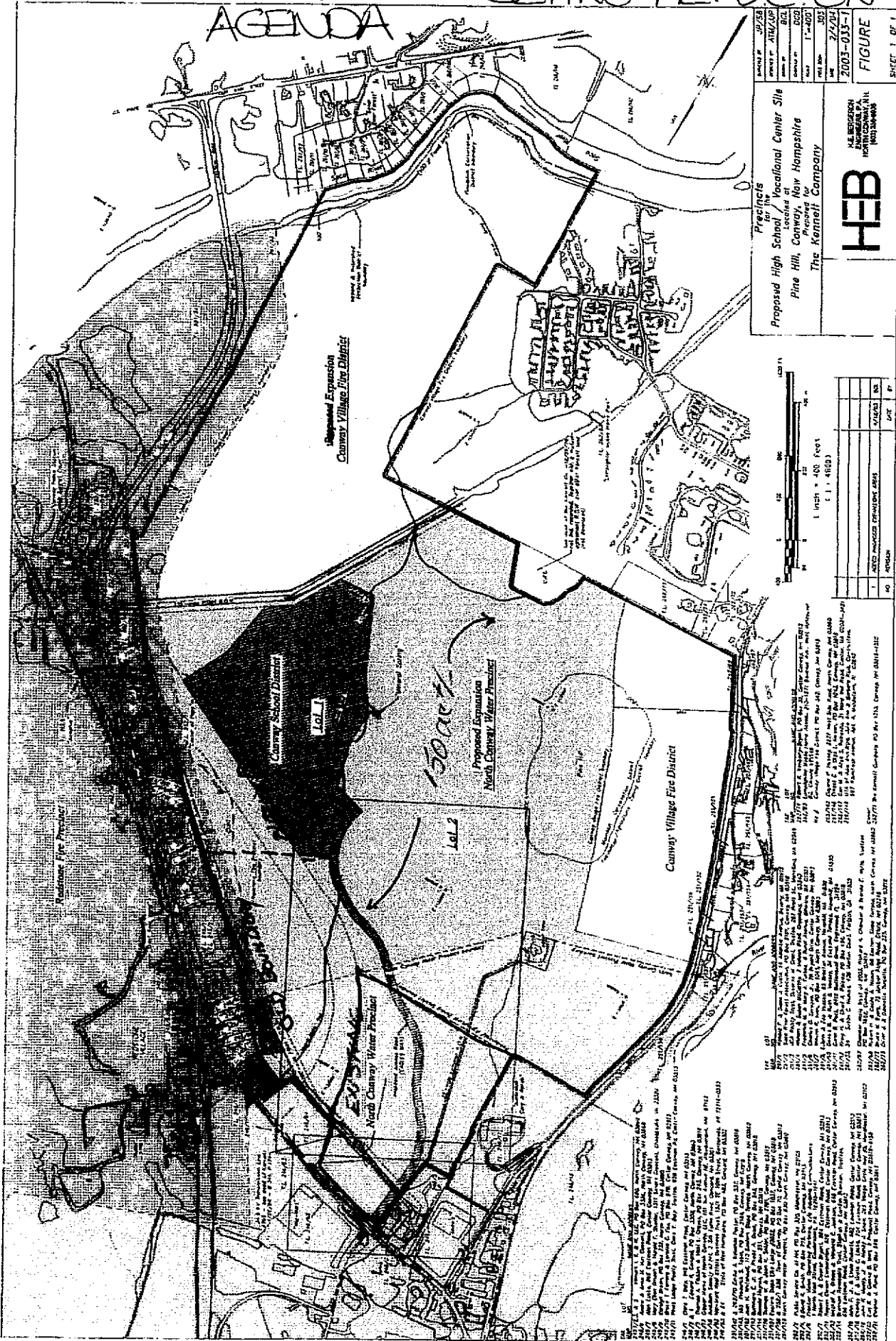
3,C,2 Encourage multi-purpose school and municipal facilities. This should include investigating the feasibility of a community center in the proposed school design. The center would serve as a facility for performing arts, cultural activities and public gatherings.

No revisions to Goals in Subsection G or Future Land Uses.

Chapter 9 – Land Uses and Community Design Features

Existing Policies and Regulations – Commercial Development is controlled through **Special Highway Corridor District** including all land within 500 feet of edge of proposed Conway Bypass. (REPEALED IN SUBJECT AREA IN 2010).

HANDED OUT BY RANDY COOPER AT THE
01/28/16 PB MEETING RE: 3C ON THE
AGENDA



| | |
|-----------|------------|
| PROJECT # | 2003-033-1 |
| DATE | 2/24/04 |
| BY | HEB |
| FIGURE | FIGURE |
| SHEET | 1 OF 1 |

Precincts
Proposed High School / Vocational Center Site
Location at
Pine Hill, Conway, New Hampshire
Prepared for
The Kennell Company

HEB
H. E. BROWN
HORN CONWAY, NH
(603) 384-8888

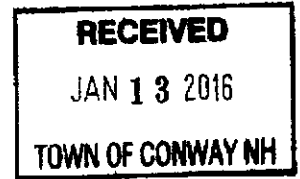
| | | | |
|-----|-------------------------------|---------|-----|
| NO. | DESCRIPTION | DATE | BY |
| 1 | 2003 MODIFIED EXPANSION AREAS | 2/24/04 | HEB |
| 2 | PROJAN | | |

1 INCH = 400 FEET
(1:400)

- 21701 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21702 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21703 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21704 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21705 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21706 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21707 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21708 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21709 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21710 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21711 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21712 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21713 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21714 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21715 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21716 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21717 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21718 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21719 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21720 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21721 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21722 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21723 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21724 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21725 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21726 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21727 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21728 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21729 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21730 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21731 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21732 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21733 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21734 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21735 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21736 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21737 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21738 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21739 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21740 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21741 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21742 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21743 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21744 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21745 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21746 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21747 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21748 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21749 State of New Hampshire, 100 North Main Street, Concord, NH 03301
- 21750 State of New Hampshire, 100 North Main Street, Concord, NH 03301

NOT RECOMMENDED BY THE BOARD (1-5-0)

3.d.



Petitioned Warrant Article

We the undersigned registered voters in the town of Conway, New Hampshire do hereby petition the town to insert the following in town warrant for consideration at the Annual Town Meeting. to wit;

Window signs which are affixed to the interior of the window, shall not cover more than 50% of any window. Window signage may include one (1) internally lit sign per business. Such internally lit window signs shall not exceed two (2) square feet in area and shall not be subject to any design standards.

Please sign your name, print your name, and print your physical address below

| Signature | Print your name | Print physical address |
|--------------------|-----------------------------|---|
| <u>[Signature]</u> | <u>MARK HOUSICK</u> | <u>115 WEST MAIN ST CONWAY</u> |
| <u>[Signature]</u> | <u>JOHN TOWLE</u> | <u>1755 EAST MAIN ST CIR CONWAY</u> |
| <u>[Signature]</u> | <u>CARL THIBODEAU</u> | <u>74 JACK FROST LAKE CONWAY</u> |
| <u>[Signature]</u> | <u>TERRY MCCARTHY</u> | <u>124 SUREW ROAD N. CONWAY</u> |
| <u>[Signature]</u> | <u>JAMES R. LEBLANC</u> | <u>40 PONDVIEW RD, N. CONWAY</u> |
| <u>[Signature]</u> | <u>CINDY LEFEVRE</u> | <u>40 PONDVIEW RD N. CONWAY</u> |
| <u>[Signature]</u> | <u>PATRICIA C. GALT</u> | <u>2000 KENT CONWAY RD.</u> |
| <u>[Signature]</u> | <u>LINDA C. TEAGAN</u> | <u>120 RIVER RD</u> |
| <u>[Signature]</u> | <u>TRACY MCCARTHY</u> | <u>124 SUREW RD.</u> |
| <u>[Signature]</u> | <u>JOSEPH A. THIBODEAU</u> | <u>142 JACK FROST LN.</u> |
| <u>[Signature]</u> | <u>CYNTHIA P. THIBODEAU</u> | <u>74 JACK FROST LAKE</u> |
| <u>[Signature]</u> | <u>MARIE McODOND</u> | <u>2058 LISIENSIS RD</u> |
| <u>[Signature]</u> | <u>CAROL KEMP</u> | <u>214 MADONNA HILL RD</u> |
| <u>[Signature]</u> | <u>ROBERT T. ANDERSON</u> | <u>P.O. BOX 224 KINGSBOROGE NH. 235 SUNSET HILL RD.</u> |
| <u>[Signature]</u> | <u>STEVEN THOMPSON</u> | <u>156 MAIN ST CONWAY NH</u> |
| <u>[Signature]</u> | <u>KEVIN LACASSE</u> | <u>99 Eagle Ledge Loop center, Conway N.H</u> |