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TOWN OF CONWAY

To be filed by: January 10, 2024

RSA 675:4 and RSA 39:3 PETITION TO AMEND ZONING ORDINANCE AND MUNICIPAL CODE

Pursuant to RSA 675:4 and/or RSA 39:3, 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 Municipal Code, including the Zoning Ordinance, such Article 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, for the purpose of prohibiting new residential short term rentals in certain residential districts (RA, CCVR, CVR, NCVR, MC, GWP, SP, and WWP), and ensuring that pre-existing residential short term rentals in those districts, and all residential short term rentals in districts where they are allowed, all meet certain life safety criteria applicable to units where occupants are primarily transient in nature, all for the health, safety, and general welfare of the occupants, the surrounding properties, and the Town, to amend the Zoning Ordinance of the Town of Conway as follows):

1. Amend Section 190-31 (Definitions) to add:

RESIDENTIAL SHORT TERM RENTAL. Any dwelling consisting of, or within, a residential single family or two-family (duplex), or a mobile home, which is rented or leased for more than thirty (30) total nights in a calendar year, and where any tenant or lessee of the dwelling is not protected by the provisions of RSA 540, the occupancy is transient in nature, and/or where the term of any lease or rental is less than 30 days; except that none of the following shall constitute a residential short term rental: 1) a seasonal rental with a term of over ninety (90) days; or 2) any lease or rental of a dwelling unit within a boardinghouse, an owner-occupied boardinghouse, a hotel, a lodging house, and owner-occupied lodging house, a motel, a multifamily, a nursing home, an accessory dwelling unit, a resort hotel, a rooming house, an owner-occupied rooming house, a tourist home, and/or an owner-occupied tourist home.

2. Amend Section 190 Attachment 2 (Permitted Use Table) to add a line for **Residential Short Term Rental**, with **N** noted for RA, CCVR, CVR, NCVR, MC, GWP, SP, and WWP; **P** noted for CCVC, CVC, NCVC, HC, I1, I2, and RR; **Pu** for FC.
3. Amend Section 23, Building Construction, of the Municipal Code, to add § 23-12 as follows:

Residential short term rentals shall be classified as Residential Group R-1 for purposes of requirements of the New Hampshire Building Code and this Section 23 of the Conway Municipal Code; shall be classified as an R-1 occupancy, a

transient occupancy, and/or a Lodging or Rooming House (whichever is most restrictive) for purposes of the requirements of the National Life Safety Code, NFPA Doc. No. 101, edition currently being enforced by the State of New Hampshire Fire Marshal's Office, the State Fire Code, and this Section 23 of the Conway Municipal Code; and shall not be considered "only for residential purposes" for purposes of the requirements of the State Fire Code and this Section 23 of the Conway Municipal Code. For the purposes of this Section 23 of the Conway Municipal Code and this subsection, the definition of residential short term rental shall be as provided by § 190-31.

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

SIGNATURE	PRINTED NAME	PHYSICAL ADDRESS (not PO Box)
	Mark Gurringie	61 Morrill Lane ^{CT. Conway,}
	John Cuddy	3553 White Mtn Highway
	Barbara J. Harman	75 Ash St N Conway NH 03860
	Marissa Harman	75 Ash St N Conway NH 03860
	Larry Moore	230 Odell Hill Rd
	Barbara E Slater	43 Lion Mtn Lane 03513
	Virginia Nossiff	184 Brownfield Rd Ctr Conway
	Bradley Gaudreault	184 Brownfield Rd ctr Conway
	MARIA A Gross	496 Potter Rd, Ctr Conway
	Thomas Gross	496 Potter Rd, Ctr Conway
	FRED GODBOLD	136 BROADFIELD RD CTR Conway
	SARAH GODBOLD	" " "
	Darcy Farvar	272 E. Conway Rd. Ctr Conway

