

Conway Planning Board Minutes
Tuesday, Nov. 26, 2024
Location: Town Hall

Present for the Planning Board: George Forcier, Chair; Members Cheryl Case, Bill Moebius and Jeff Lacy.

Also attending for River Corridor discussion Allison Gage, Franklin Regional Council of Governments senior land use and natural resources planner; Also attending was Joe Strzegowski, former associate member.

- 1) Approval of minutes of Oct. 8 meeting, unanimous.
- 2) **RIVER CORRIDOR OVERLAY.** Discussions continued on draft River Corridor Protection Overlay Zone. Board given eighth draft of proposed zoning change and asked to review before next meeting with COG planner Kim MacPhee. Also discussed possible ways to introduce the erosion zone concept to the public and to solicit comment, especially from landowners who would be directly affected, possibly before formal hearings.
- 3) Reviewed an “approval not required” subdivision of a one-acre lot on South Part Road from land of the estate of David Scott Barker.
- 4) Following discussion of new state law that may affect the town’s Accessory Dwelling Unit provisions in the zoning bylaw. Lacy, who has studied the issue with town counsel, says the new law may not apply to Conway because it references “single-family home” zones, which Conway doesn’t have. The town has a residential-agricultural zone that allows duplexes by right. It may be several more weeks before state regulators flesh out the new ADU rules, and we get clarity. In the meantime, the board will have to decide how it wants local ADU rules to dovetail with the new state rules, and how that might impact local rules governing “tiny homes” and other non-traditional dwellings.
- 5) **Next meeting Jan. 7, 2025**
- 6) **Adjourned 8:30 p.m.**