

Conway Planning Board Minutes
Thursday, June 15, 2023 - 7-8:30 p.m.
Location: Town Hall, General Purpose Room

Present for the Planning Board: Beth Girshman, Chair, Members: George Forcier (remotely), Bill Moebius, Jenn Mullins; Associate Member Joe Strzegowski

Others Present: Grace Larson, Tony Somers, Conservation Commission; Kimberly MacPhee, FRCOG; Louise Beckett, Assistant to the Planning Board

Beth called the meeting to order at 7:06 p.m.

1. Review and approve minutes of May 18, 2023

On a motion from George to approve the minutes of May 18, 2023, with two changes, Bill seconded, all said aye and the vote was unanimous in favor. (3:0: one abstention)

2. Town Meeting - report

Beth was pleased to report that the Planning Board's articles passed. She has submitted Form 7 for the cannabis change and will submit the wireless change tomorrow.

3. Vertex Tower Assets and Roaring Glen Farms, LLC: special permits; communications; updates

There has been no word from Roaring Glen, though Beth has contacted them several times. At the end of discussion it was decided to send the enforcement officer, likely the Building Inspector, to see what the owners have done and make a determination based on the results. George to follow up.

4. River corridor overlay zoning – proposed bylaw – update, Kimberly McPhee, FRCOG

Kimberly asked if the Board was still interested in working on this project, and went over the difference between the 100-year floodplain and the river corridor overlay district. A PowerPoint presentation on integrating river corridor maps was sent to the Board. She suggested the Board should focus on whether they were interested in adopting a different overlay district. We meet national flood insurance requirements but additions to the floodplain bylaw is something that the board could consider. Regulating uses could be of concern because the river corridor overlay is larger than the 100 year floodplain and moves over time. Because the South River was dammed, etc., it wants to go back to where it was, and this can cause catastrophic events. To protect the public health and safety as well as habitat is where the overlay district comes in. If we adopt the corridor we should tie it to a special permit. Beth said the next meeting should be posted with Planning and the Conservation Commission as we should be together on this project. Our next meeting will be July 20th. George asked if the Board could have large format maps in hand prior to the meeting, which Kimberly said she would provide. Kimberly will also have a summary of all that has been discussed to date, which Beth will send to the ConCom by July 17th and send an

electronic copy to George.

5. What's next for the Planning Board?

Cheryl Case will be sworn in and Beth will meet with her to bring her up to speed. We are meeting in person until the time changes and reevaluate at that time as to whether we should return to Zoom meetings. The Town is advertising the assistant to the Board position and it will also go in *Conway Currents* in July.

6. Future items:

- River corridor overlay zoning, next steps with Conservation Commission/Selectboard

7. Mail/email

None

8. Old business – public records request - update

Beth has forwarded all the relevant emails to the Town Administrator.

9. New business

None

10. Public comment

None

Upcoming Meetings:

Summer schedule: 1/month

July 20

August 17

Adjourn: at 8:30 p.m. on a motion from Bill to adjourn, Jenn seconded, by roll call all said aye and the vote was unanimous in favor.