

**Conway Planning Board Minutes**  
**Thursday, Oct. 19, 2023**  
**Location: Town Hall, General Purpose Room**

**Present for the Planning Board:** George Forcier, Chair; Members Jenn Mullins, Cheryl Case. Associate Member Joe Strzegowski.

**Also attending** via Zoom for River Corridor discussion: Kimberly MacPhee, Franklin Regional Council of Governments land use planner.

**Meeting called to order at 7:15 p.m.**

1. **Approval of minutes** of Oct. 5, 2023. Case and Forcier approve. Mullins abstain due to absence.
2. **SPECIAL PERMITS LAPSE.** Representatives of Roaring Glen Farms LLC, recipient of a special permit to operate a cannabis farm, and Vertex Tower Assets, recipient of a special permit for a cell tower on Deerfield Road, did not appear in response to an invitation to explain why their permits should not be deemed to have lapsed for lack of substantial use within the legally required timeline. Building inspector and Selectboard will be notified that the special permits have lapsed.
3. **RIVER CORRIDOR OVERLAY.** Review continued on draft of proposed river corridor protection overlay zone, with MacPhee via Zoom. Key discussion held on whether new single-family homes should be allowed, forbidden or limited within the river's erosion zone. Consensus was they should be allowed, but with Planning Board site plan review required. This restriction could be toughened in the future if the town saw fit.

Other provisions requiring special permits for certain uses and structures were reviewed. Members mostly concurred with draft requirements, although some questions — such as definition of “infrastructure and utility improvements” — will be researched by MacPhee and brought back to the board.

(The river corridor totals about 638 acres, with about 223 acres overlapping the current floodplain overlay zone, with 415 acres within the river corridor overlay alone. A small amount of acreage in the flood plain would lie outside the river corridor.) Review will continue Nov. 2.

Board offered feedback on a brochure on river resiliency and the river corridor overlay idea that MacPhee produced for distribution at a South River Watershed Harvest Celebration on Oct. 21 at the ballfield.

**4. Public comment:** None

**Adjourned:** at 8:40 p.m. Motion by Mullins, second by Case; unanimous

**Upcoming Meetings:** Nov. 2, Nov. 16, Dec. 7