

**Conway Planning Board Minutes**  
**Thursday, Nov. 2, 2023**  
**Location: Town Hall, General Purpose Room**

**Present for the Planning Board:** George Forcier, Chair; Members Cheryl Case and Bill Moebius. Associate Member Joe Strzegowski. **Absent,** Jennifer Mullins.

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

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

1. **Approval of minutes** of Oct. 19, 2023. Moebius moves, second by Case.

Unanimous.

2. **RIVER CORRIDOR OVERLAY.** Review continued on draft of proposed river corridor protection overlay zone, with MacPhee via Zoom. Discussion held on several issues. Sentiment seemed to be to require new driveways undergo site plan review by the planning board. Distinction between access roads and driveways sought as some members thought access roads that don't lead to a house, i.e., not a driveway, perhaps should require special permits. Kim will explore possible definitions and get back. Public facilities, outdoor recreation facilities and new and expanded at-grade parking would require special permits.

3. **SPECIAL PERMITS LAPSE.** Special permits granted to Roaring Glen Farms LLC, to operate a cannabis farm, and Vertex Tower Assets, for a cell tower on Deerfield Road, have lapsed for lack of substantial use within the legally required timeline. The board authorized the chair to notify the building inspector, and Selectboard, town council and other appropriate officials as well as the permit holders that the special permits have officially lapsed.

4. Brief discussion about adopting a formal public comment protocol in light of recent State Supreme Judicial Court ruling. Forcier will draft a policy based on discussion and bring back to future meeting for ratification.

**4. Public comment:** None

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

**Upcoming Meetings:** Dec. 7