

Conway Planning Board Minutes

Thursday, June 30 2026, 7 p.m.

Location: TOWN HALL

Present for the Planning Board: George Forcier, Chair; Jeff Lacy, Phyllis Craine, Cheryl Case, Lara Matta Moebius

Also present GZA land use consultant Lindsay Woodson via Zoom

1) Discussed draft river protection overlay zone bylaw with GZA consultants. This was their final session with the board as their grant has expired. Several issues remain unresolved and will have to be addressed later before the proposal can advance to the public education phase and town meeting.

Among questions were:

— how state protected ADUs might be addressed within the proposed river corridor.

Woodson recommended taking that question to the town's attorney.

— Should single family homes and duplexes allowed by right in all parts of the town now require a special permit or site plan review or some sort of site plan review "light."

— Should there be an absolute river bank setback of 200 or 300 feet.

— Should there be more measurable standards for development versus the more discretionary language currently in the proposal.

It was suggested again that there should be more discussions with Conservation Commission. Also unresolved is what should be the special permit granting authority for development in the erosion zone. The Zoning Board of Appeals was advanced as a candidate, leaving the Planning Board to address broader planning issues. GZA advocated for the Planning Board.

The chair noted that the proposal, which has been in the works off and on for nearly a decade, will again be placed on the shelf until there is more time and money to resolve the unanswered questions.

Adjourned at 9 pm