

Town of Conway

Minutes of the Conway Planning Board Meeting, July 17, 2014

Present: Joseph Strzegowski, Mary McClintock, David Barten, Sue McFarland and David Chichester.

Chairman Strzegowski opened the meeting at 7:05 p.m.

- (1) The minutes of the meeting of June 5, 2014, were unanimously approved.
- (2) Tom O'Brien, of Whately Road in Conway, shared some thoughts, ideas and drawn plans he had developed re: use of the eleven (11) acre Rose Property. This included the possibility of housing, town offices, septic, soccer field, town garden, a stage for performances, small ball field, etc. Conversation went to the current status of the property and project work, including plans for flood mitigation, affordable housing and an open space park...many of the ideas that Mr. O'Brien noted he had proposed previously.
It was suggested that Mr. O'Brien contact Pixie Holbrook, Chair of the Housing Committee, to discuss his housing ideas with her. Mr. Strzegowski summarized the Planning Board's position that Mr. O'Brien's proposal was heading in a different direction than the PB's current focus.
- (3) In anticipation of the eventual need for the Highway Garage project to come before the Planning Board for formal review, Joseph DiCarlo, Landscape Architect with Reinhardt Associates, presented the current status and details of that project. His desire was to get the overall reaction of the PB, feedback, alerts and possible issues that could develop and influence the project as it goes forward. The PB questioned whether Fournier Road is an accepted town road and whether it would make sense to designate at least four acres to the Highway project and then consider it to be an official back lot, with a common driveway. Reference was also made to other potential back lots.

A question arose as to whether there is an agreement with the Historical Society about expectation pertaining to the old Boyden School building. Clarification should be sought. Concern was expressed about the present difficulties with storm water runoff and persistent erosive damage to the driveway. Since the project might add more runoff, consideration should be given to remediating this situation.

Conclusion: From a zoning perspective, no Site Plan Review is required for this project. However, the PB suggests initiating a Courtesy SPR, including a public meeting, to allow the public to raise any concerns they may have regarding noise, lighting, visual screening, water discharge, signage, grades, etc. It was suggested that, in view of the proposed Special Town Meeting on October 6th to vote on the Garage Project, Mr. DiCarlo should plan to come before the PB on September 18th, giving sufficient time for proper public notice.

ACTION ITEM: Mr. Strzegowski to contact Town Counsel re: current status of Fournier Road and advisability of creating a back lot designation for the Highway Garage site.

- (4) There was a brief discussion about strategy for again presenting proposed revisions to the Protective (Zoning) Bylaws for Town Meeting approval. Should we try to present at the proposed October 6th Special Town Meeting? It was decided the best strategy would be to break up the changes into meaningful segments and not address the controversial items.

ACTION ITEM: All PB members to analyze the proposed changes and to bring to the next PB meeting their preferences for the 2 or 3 "must haves."

- (5) Discussion about Planning Board representatives to the several new town *ad hoc* committees. There was a lack of clarity about the status of the Wastewater Committee. Despite a previous meeting discussion, David Barten will be the PB's representative to that committee. Sue McFarland will be the rep to the Pipeline Committee, Dave Chichester will be on the Rose Property Committee (already sworn), and Joe Strzegowski will be on the 3 committees focusing on the Rose Property (Housing, Open Space and Flood Mitigation).

ACTION ITEM: Mr. Strzegowski will talk with Mr. Hutcheson to clarify these appointments and to update status.

- (6) Mr. Barten reported that the Field Library would like to place a (sandwich board) sign on its premises to advertise library activities, special events, etc. The PB agreed that, based upon the information given by Mr. Barten, their request appears to be within the scope of the existing Protective Bylaw. Such sign should be no larger than fifteen (15) square feet and it is recommended it be properly secured from wind and other potential damage.

Ms McClintock opined that it might be a good idea to have a public hearing/conversation about signage in town.

- (7) A Conway resident, Wendy Stayman of Shelburne Falls Road, had asked whether it might be possible to convert an additional out-building (formerly Fred and Jean's Restaurant) on her property to an additional dwelling unit. In reviewing the relevant Protective Bylaw provision (Section 22.2 [Added December, 1980] and 22.3 [added Added April 12, 2004]) only "one or two dwelling units within a single structure are permitted..." The Planning Board concluded there is no provision to allow what Ms Stayman is suggesting. Vote: Not permitted 5 – 0.

ACTION ITEM: Mr. Strzegowski will contact Ms Stayman to advise her of the PB's preliminary determination/review.

There being no further business, the members voted unanimously to adjourn the meeting at 9:45 p.m.

NEXT MEETING: Thursday, August 21, 2014 at 7:00 p.m.

Respectfully submitted,

David I Chichester