

## Town of Conway

### Minutes of the Conway Planning Board Meeting, April 16, 2015

Present: Chairman Joseph Strzegowski, David Barten, Mary McClintock

Absent: Sue McFarland and David Chichester

Chairman Strzegowski opened the meeting at 7:05 p.m. in the Conway Town Office.

1) The minutes of the April 2 meeting were approved as written: 3-0.

2) There was discussion about preparation for the Pre-Town Meeting Discussion and Town Meeting and the outreach and information materials about the Proposed Protective Bylaws the Board needs for those meetings. Ms. McClintock reported that she had contacted Conway's **Recorder** reporter, Tom Relihan, to provide background and more detail about the **Proposed Protective Bylaws**, and to specifically ask for a thorough article in the newspaper covering the key points of the proposed changes.

**Action Item:** For Pre-Town Meeting on May 4, Mr. Strzegowski will bring the large size Zoning Maps and copies of the Warrant articles and Ms. McClintock will bring copies of the one-page summary handout that had been prepared for the March 19 Public Hearing.

3) Mr. Barten and Mr. Strzegowski reported on the April 13 meeting of the Wastewater *AdHoc* Committee that included a site visit with the consultant from White Engineering Company in Pittsfield and a joint meeting with Select Board, Board of Health, and Wastewater Committee. The consultant presented information to the Boards and the Boards discussed possible designs, including multiple community leaching fields on either side of the river. There are issues related to crossing the South River and Route 116, as well as with bedrock. The consultant will gather more information from the Department of Transportation and the Department of Environmental Protection related to these issues. If the Committee doesn't have more information before Town Meeting, the Committee may recommend passing over the article at Town Meeting and delay reporting to the town.

4) As there is no new information related to the **Local South River Flood Mitigation project**, the **Town Park**, and the **Ad Hoc Pipeline Advisory Committee**, those agenda items were passed over for a future meeting. The Board also decided to pass over for future meetings discussion of a **request from the Assessors to address issues related to the merger doctrine, grandfathered lots, and frontage**, review of **legally non-conforming (grandfathered) uses and structures**, and the status of **Vight's Garage's Class 3 junk license**.

5) Mr. Strzegowski provided an update on **regional efforts to address the proposed natural gas pipeline**. The Regional Pipeline Committee formed under the auspices of the FRCOG requested funds to provide technical assistance to Conway and other towns impacted by the proposed pipeline. Marcelle Morgan (ConComm) and Meg Burch (Board of Health) are Conway's representatives to the Committee, with Mr. Strzegowski attending, ex officio. The Finance Committee approved transferring \$8,500 from Reserve Funds to the Planning Board budget for use by the regional pipeline committee for FY15 technical assistance from FRCOG. At the Regional Committee's request, Ad Hoc Pipeline Task Force is requesting Town Meeting to vote for \$20,000 for technical assistance in FY 16. This request is in Article 12 on the May 11 Town Meeting Warrant.

6) The Board discussed **comments on the Proposed Protective Bylaws by Tom Lesser**, including discussion of the issue of performance standards and whether the existing "15-50" rules are adequate for protecting neighbors from development of large commercial buildings.

**Action Item:** Mr. Strzegowski will review possible performance standards for building size to be considered for future revisions to the Protective Bylaws.

7) Mr. Barten presented information gathered in his research on the **history of Conway's concern about wastewater in town**. He found information showing a history of concern about pollution in the South River and petitions to the Select Board to do something about cleaning up the river polluted by direct dumping of sewage. In 1969, the town voted to create a Board of Health, to become active in 1971. The Board of Health then became in charge of septic systems permitting (the Selectboard had been in charge of such permitting). In 1970, the Selectboard created a wastewater committee that hired an engineer, Weston & Sampson, to do a study of possible wastewater treatment options for the town. They presented the study to the Selectboard in 1971. Mr. Barten could find no evidence that the study was ever presented to the town at Town Meeting, nor was the ever any Town Meeting vote or discussion about the study. The Selectboard sent the study to the Library and the study was never implemented. The Board discussed the similarity of that history to current efforts to address wastewater issues in the downtown area.

8) Mr. Strzegowski reported that he had sent an email message to the **Energy Committee** asking them if they would like to review the **new model solar bylaws recently proposed by the State** along with the proposed changes to the solar sections of Conway's Protective Bylaws that were tabled at the May 2014 Town Meeting. Sue Bridge responded and said the Energy Committee would discuss that issue at their April 14 meeting.

9) On April 16, Tom Hutcheson sent the Planning Board the **new Chapter 61 Right of First Refusal policy** that was approved by the Selectboard on March 30. The Planning Board is one of the boards that will review any properties that are coming out of Chapter to consider whether the town should exercise its right of first refusal.

**NEXT MEETING:** Thursday, May 7, 2015; 7:00 p.m. at the Conway Town Office.

There being no further business, the members voted unanimously to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Mary McClintock