

Town of Conway

Minutes of the Conway Planning Board Meeting, May 21, 2015

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

Absent: Vacant position

Chairman Strzegowski opened the meeting at 7:10 p.m. in the Conway Town Office.

1. The minutes of the May 7, 2015 regular meeting were approved as written: 4 – 0 - 1.
2. The following were elected officers of the Planning Board for the ensuing year:
 - Joseph Strzegowski, Chair
 - Mary McClintock, Vice-Chair
 - David Chichester, Clerk
 - Susan McFarland, Representative to the Community Preservation Committee
3. Mr. Strzegowski was confirmed as continuing member to the *AdHoc* Wastewater Committee and the Board's representative to the Regional Planning Board.
4. There was discussion about seeking a new PB member to fill Mr. Barten's vacated position. Ms McClintock drafted an article for **Visitor** publication asking for community volunteers. The article was subsequently approved by the members present: 4 – 0 – 1.
5. There was general discussion about the May 11th Town Meeting vote, which approved the **Protective Bylaw** revisions that were submitted by the Planning Board. It was noted that the Town Clerk will be handling the process for submitting to the Attorney General.

ACTION ITEM:

Mr. Chichester will provide the Town Clerk with back-up documentation to the submittal process.

6. There was discussion about the one article that was submitted by the PB but passed over by vote of the Town Meeting for lack of clarity. Ms McClintock reported that a Conway citizen had approached her with some ideas for improving on the language. The PB voted to put this article on the "back burner," pending receipt of suggestions (4 – 0 – 1). Also, the PB will look at additional Bylaw issues that should be addressed in the future.
7. In the context of the proposed **Protective Bylaw** provision that was passed over at the Town Meeting regarding open air storage of materials, such as junk, inoperable motor vehicles, trash, etc., there was discussion about the present situation at the Sunset Garage on Ashfield Road. The PB had earlier received a complaint and more information has come to light. The PB voted to investigate more thoroughly to determine what, if any action should be pursued.

ACTION ITEM:

- Mr. Strzegowski will research further the several issues regarding ownership of the property, what Town licenses have been issued for the business and how other Bylaw provisions might apply. Will put on the agenda for the next meeting.

8. Mr. Strzegowski reported on the work of the Regional Pipeline Committee, which is trying to advocate for the best interests of towns who stand to be affected by the Project. Although progress has been slow to date, they are working on developing templates for Hosting Agreements, scoping and studies to determine the environmental and other potential impacts to the towns.
9. Mr. Strzegowski reported that the Wastewater Committee has been in touch with the retained Consultant and expects a report from them within a couple of months.
10. Mr. Strzegowski reported that the South River Mitigation Project group had a kickoff meeting with Ashfield on May 20th. They seem to be making some progress with Natural Heritage. Natural Heritage is apparently having difficulty with the technology and design aspects promoted by the consultants. They need to get these issues resolved soon so work can be done by Winter.

Mr. Strzegowski also mentioned there is another South River project in the works, called the River Corridor Plan. This involves the use of consultants who are mapping all twelve miles of the river's tributaries. They will be identifying bridges as well as potential effluvial erosion locations causing environmental risks. Should be finished in the Fall.

11. Ms McFarland reported that Conway's Pipeline Committee recently met. Part of their discussion involved seeking clarification of their mission from the Selectboard. Also, she reported that the Conservation Commission will be walking the entire proposed Pipeline route with the environmental consultant, Emily Stockman. The next meeting of the Committee will be June 3rd.
12. The PB voted to move to a summer meeting schedule of once per month. Meeting dates will be June 18th, July 16th, and August 20th.
13. There was a request from Conway's Assessor to address the Merger Doctrine and the issue of grandfathered lots pertaining to frontage requirements. Apparently, a resident on Pleasant Street bought several undersized adjoining lots with the idea of protecting himself from others building on that land. Mr. Strzegowski suggested that the policy should be to recognize and allow the lowest possible value until and unless there is some evidence that the intent of merging such property is to create different building lot configurations for sale. The PB agreed.

ACTION ITEM:

- Mr. Strzegowski will discuss this with the Assessor.

There being no further business, the members voted unanimously to adjourn the meeting at 9:00 p.m.

NEXT MEETING: Thursday, June 18, 2015; 7:00 p.m. at the Conway Town Office.

Respectfully submitted,

David I Chichester