

Town of Conway

Minutes of the Conway Planning Board Meeting, November 5, 2015

Present: Chairman Joseph Strzegowski, Tami Borton, Mary McClintock, Sue McFarland, Andy Jaffe (A) and David Chichester.

Absent: None

Guests: Kimberly MacPhee, Nicolas Miller, Jean Franklin.

Chairman Strzegowski opened the meeting at 7:00 p.m. in the Conway Town Office.

1. The minutes of the October 15, 2015, regular meeting were approved as written. Unanimous.
2. Mr. Miller, Fluvial Geomorphologist at Field Geology Services of Farmington, ME, presented draft maps that he had produced of the fluvial hazard zones along Conway's South River Watershed. The maps indicate, by color references, the various configurations and degrees of hazard along the river and places that are in danger of being adversely affected. He explained this information may be very useful in the town's assessment of potential remedies and for documenting attempts to seek mitigation funding for highway, culverts and other such projects.

Ms MacPhee, Land Use and Natural Resources Program Manager at FRCOG, explained this information can also be used to construct an overlay, possibly for zoning delineation and as a planning tool for other town projects which may be affected by the watershed's dynamics. The PB might want to extend this information to the community through media, public meetings or mailings.

Next steps: Mr. Miller and Ms MacPhee are continuing to refine the study data toward the production of a final Corridor Management Plan report to the Town. It is planned that Ms MacPhee will attend the Planning Board meeting on December 17, 2015 for an update.

3. There was a brief discussion of the South River Mitigation Project (separate project from above) and the related Housing and Town Park projects. Ms MacPhee, also very much involved in those projects, explained that Natural Heritage is in the process of reviewing additional data from the consultant, particularly around the subject of wood turtles. Their final decision about permitting, and that of the Conservation Commission, will then provide direction for proceeding with these specific projects.
4. Jean Franklin of 315 Boyden Road, asked to be heard about her interest and concern regarding the possibility for the construction of a cell tower off Graves Road. There was general discussion about zoning requirements and the Special Permit Application process required by Conway's Protective Bylaws, should such a project be brought forward.
5. Mr. Strzegowski reported, regarding the Regional Pipeline Committee, that Conway's Selectboard recently signed the FRCOG Service Agreement, including the committal of \$13,000. The coalition presently consists of four committed (paying) and voting towns. One of the major initiatives is to work to achieve Intervener status.

6. Mr. Strzegowski reported, on behalf of the Wastewater Committee, that a perc test was performed on property owned by Jack Lochhead, toward revealing whether that site could possibly be used for one of the community system leach fields. Regrettably, there was too much ledge and it was determined the site is not a good candidate for that facility. The committee is still searching for options.
7. There was a general discussion about whether the PB wants to consider a bylaw amendment that changes the setback distances from property lines. This would apply to accessory use, such as garages, sheds, ground mounted solar installations, etc. It could be argued that, especially with some of the smaller lots in the Town, the current rules might be too restrictive. Discussion produced no consensus or agreement to proceed further at this time.

There being no further business, the members voted unanimously to adjourn the meeting at 8:55 p.m.

NEXT MEETING: The next two meetings of the Planning Board will be on Thursday, December 3, 2015, and Thursday December 17, 2015, at 7:00 in the Town Office

Respectfully submitted,
David I Chichester