

Town of Conway

Minutes of the Conway Planning Board Meeting, December 17, 2015

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

Absent: None

Guests: None

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

1. The minutes of the December 3, 2015, regular meeting were approved as written. Unanimous.
2. Mr. Strzegowski presented the latest draft of the Model Bylaw (dated 12-16-2015) entitled **Noise, Earth Removal, and Related Disturbances Bylaw for Large Scale Industrial & Commercial Facilities**, which he had been working on since the last PB meeting. The model was first crafted by the FRCOG for use by Franklin County Towns at their pleasure and was then customized by subsequent discussions at recent Conway PB meetings. Following detailed discussion and revisions made by the PB, there was a consensus vote to approve the changes and the overall document. Mr. Strzegowski will send a final draft to the FRCOG and to Conway's Town Counsel. If approved by both, the proposed new **General Bylaw** will be ready for presentation to the next Special Town Meeting, scheduled for either February 1st or February 15, 2016.

The Planning Board, on behalf of the Selectboard, will hold a Public Informational Meeting on Thursday, January 21, 2016 at the Town Hall at 7:00 p.m. and will present the proposed Bylaw. (Since this will be proposed as a General Bylaw, an Informational Meeting is appropriate vs. a formal Public Hearing which would be required for a Zoning Bylaw change.) Notice will be posted on the Town's web site and Ms McClintock will forward an announcement to the **Visitor** for publication.

ACTION ITEM:

- Mr. Strzegowski will send a final draft to the FRCOG and to Conway's Town Counsel for their approval.
3. There was discussion about Zoning bylaw language pertaining to Cottage Industry versus Home Based businesses, which was developed earlier this year as a proposal for a Town Meeting vote to include in the Town's Zoning Bylaws. That particular proposal was deferred at the Town Meeting. It was agreed that the draft needed to be more specific in clarifying the differences between the two classes. Mr. Strzegowski asked the PB members to look at the definition in more detail and come to the next meeting with thoughts on how to more clearly define the terms.
 4. There was a discussion as to whether the PB should take on a project to analyze cell tower needs in the community. It was decided that such a project would require an intensive, technically focused effort and myriad issues well beyond the scope of the PB's expertise at this time. It might also potentially place the PB in a position of conflict of interest with respect to future applications for Special Permits. The PB declined to proceed further with the suggestion.

There being no further business, the members voted unanimously to adjourn the meeting at 8:47 p.m.

NEXT MEETING: The next meeting of the Planning Board will be on Thursday, January 7, 2016, 7:00 in the Town Office. There will be an Informational Meeting on Thursday, January 21, 2016, 7:00 at the Town Hall to discuss the proposed General Bylaw on **Noise, Earth Removal, et. al.** **The public is invited.**

Respectfully submitted,
David I Chichester