

## Town of Conway

### Minutes of the Conway Planning Board Meeting, January 7, 2016

Present: Chairman Joseph Strzegowski, Tami Borton, Mary McClintock and David Chichester.

Absent: Sue McFarland and Andy Jaffe (A).

Guests: Sue Bridge and Peter Martin, representing the Conway Energy Committee

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

1. The minutes of the December 17, 2015, regular meeting were approved as written. Unanimous.
2. Mr. Martin and Ms Bridge explained that they wanted to appear before the Planning Board to begin informal dialogue and to update the PB with their early progress of seeking an appropriate site in town where an eventual large scale solar array might be appropriately located. They described their efforts to date and concluded, thus far, that the only site that made sense is behind the Grammar School. There are many issues that need to be addressed and developed, but their focus at present is on finding a workable potential site. It was a broad discussion. The members of the PB indicated their receptiveness to the overall concept and offered suggestions, thoughts and guidelines for future consideration by the Energy Committee.

In terms of next steps, it was recommended that the Energy Committee should work toward gaining a PB recommendation and ultimately a Town Meeting vote to authorize such a project. This would include, of course, a detailed plan, surfacing issues and challenges, development of a construction plan, clearances with the Conservation Commission, Natural Heritage, public hearing(s), and definition of a proper Solar Overlay District (which might include amending the current Zoning Bylaw).

3. Mr. Strzegowski reported there had been no meetings of the *Ad Hoc* Pipeline Committee since before the Holidays.
4. There was discussion about preparation for the January 21<sup>st</sup> Public Information Meeting which the Planning Board will be presenting on behalf of the Selectboard. This is to advance information about the proposed **General Bylaw on Noise, Earth Removal, et. al.**, which will be presented for a vote at the Special Town Meeting planned for February 15, 2016.

The PB members declared their support of the document but deferred an official recommendation pending information that might come forth at the Public Information meeting.

#### **ACTION PLAN:**

- Mr. Strzegowski and Ms Borton will attend the January 11<sup>th</sup> Selectboard meeting to update them on the status and plans for further pursuit of this **General Bylaw** change.
5. Discussion about unlicensed and junk cars continued. Ms Borton is working on enhancing the present restrictive language which exists both in the General Bylaws and Zoning Bylaws. The PB would like for the Selectboard to require a Special Permit as part of the business license they issue each year to car dealers; whether it be for new car sales, used car sales, junk vehicles, etc.

**ACTION ITEM:**

- Mr. Strzegowski and Ms Borton will attend the January 11<sup>th</sup> Selectboard meeting to exchange ideas about this.
6. In previous drafts of the proposed changes to the Zoning Bylaws, the PB had tried to differentiate between Small Business and Cottage Industry. There was general discussion about these concepts and after thoughtful deliberation, the members agreed it would make more sense to combine these categories into one, entitled Small Business. These ideas will be incorporated into the overall Zoning changes planned for presentation to the May Town Meeting. No doubt there will be additional polishing of the overall language and, of course, a Public Hearing to get feedback from the community.

**ACTION ITEM:**

- Mr. Strzegowski will restructure and reword the earlier proposed language to be more simple and straightforward and will provide it at a future meeting.
7. Mr. Strzegowski presented his suggestions for next year's Operating Budget. He had initially included monies for capital items; however, after further discussion, those items were removed from the request, but the Operating Budget numbers were agreed to by the members.

There being no further business, the members voted unanimously to adjourn the meeting at 9:15 p.m.

**NEXT MEETING:** There will be General Public Information meeting on Thursday, January 21, 2016, 7:00 in the Town Hall on the subject of the proposed addition to the Town's General Bylaw pertaining to **Noise, Earth Removal, et. al.** **The public is invited.** A regular meeting of the Planning Board will follow that session. The next meeting of the Planning Board will be on Thursday, February 8, 2016, 7:00 in the Town Office.

Respectfully submitted,  
David I Chichester