

Town of Conway

Minutes of the Conway Planning Board Meeting – November 3, 2016

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

Absent:

Other Attendees: None

Chairman Strzegowski opened the meeting at 7:12 p.m. in the Conway Town Office.

1. The Minutes of the October 20, 2016, meeting were approved as amended.
2. Review of the recently held All Committee meeting, dated October 24. Consensus was that it was a positive, informative and useful event.
3. Discussion about the October 25 joint committee meeting re: the Town Farm Solar project.
4. Discussion about the upcoming (December 1st) public hearing and PB deliberation re: the ***Application for a Special Permit*** submitted by Erika and Mark Ladd. Mr. Chichester is following the procedural steps outlined in the S.P. checklist to file proper notices. Question was raised about the adequacy of the septic system, but more details are needed.

ACTION PLAN:

- Mr. Chichester will personally deliver a copy of the plans to the Board of Health, specifically requesting a review of septic system conformance to Title 5.
5. Ms McClintock revealed a draft of the work she has done to add Table of Contents and Bookmarks to the Protective (Zoning) Bylaws. This work will significantly enhance the useability of the document. Accolades were expressed for a job well done. It appears the changes will, in actuality, require Town Meeting approval.

ACTION PLAN:

- Mr. Strzegowski will check with the Town Clerk to confirm these changes will need Town Meeting approval.
6. Mr. Strzegowski reported he has arranged a meeting with a resident of Williamsburg Road re: complaint received about possible Bylaw violation because of large amounts of gravel and earth material being removed from the property. The site visit will include the Town Administrator and Building Commissioner.
 7. Mr. Strzegowski updated the Board re: status of the Community Wastewater project. The Selectboard has approved (and signed) the request that the FRCOG develop bidding specs for retaining an engineer for the project. This would be using funds already appropriated by the last Town Meeting. He also requested that the Selectboard consider holding a Special Town Meeting to

enable appropriation of funds for the actual engineering project. That subject was effectively tabled by the BOS.

8. There was a robust discussion of how best to clarify the Bylaw issue re: residential solar setbacks – especially for ground mounted arrays. Mr. Strzegowski reported that he had talked with Peggy Sloan at the FRCOG and had reviewed Buckland’s language. Proper repair of this issue would involve adding language to the Bylaw which clearly defines ground mounted solar arrays as an accessory use structure, adding a limit with maximum dripline setback. It was suggested that the setback distance be set at 12 ½ feet between the dripline limit and property line.

Further discussion suggested that this be considered “a dimensional issue” and that this particular situation be placed under the domain of the Zoning Board of Appeals; that is, the ZBA would be responsible for issuing Special Permits for these cases.

ACTION PLAN:

- Mr. Strzegowski will draft appropriate language for the Bylaw amendment, including the involvement of the ZBA in these cases.

There being no further business, the members voted unanimously to adjourn the meeting at 8:40 p.m.

NEXT MEETING: The next regularly scheduled PB meeting will be on Thursday, November 17, 2016, at the Conway Town Office.

PUBLIC HEARING: On the *Application for a Special Permit* on Thursday, December 1, 2016 at 7:00, Town Hall. A regular meeting of the Planning Board will follow the conclusion of the Hearing.

Respectfully submitted,
David I Chichester