

Town of Conway

Minutes of the Conway Planning Board Meeting – December 1, 2016

Present: Joseph Strzegowski, Sue McFarland, Mary McClintock, David Chichester, and Beth Girshman (Associate).

Absent: Andy Jaffe

Other Attendees: Erika Ladd, Applicant for a Special Permit, Carl Nelke, Chair of Conway's Board of Health and John Gates, Chair of the Conservation Commission.

A public hearing was held to review the Application for a Special Permit submitted by Erika and Mark Ladd, 223 Shelburne Falls Road, to create an Accessory Apartment in their house. The hearing was properly noticed and procedures followed according to Section 22.3 and Section 63 of the Protective Bylaws of the Town of Conway.

Of note:

- There will be no change to the outside of the building.
- They are currently renting the additional apartment.
- They are not adding a bedroom.
- The addition will still be in conformity with Title 5, according to Mr. Nelke, BOH Chair.
- The ConComm is comfortable in that there is no external impact.

For more details, see the **Notice of Special Permit**, attached to these minutes. The Hearing was adjourned at 7:40 p.m.

Co-chair Strzegowski opened the regular meeting of the Planning Board at 7:45 in the Town Hall, immediately following the Public Hearing on a **Special Permit Application** filed by Erika and Mark Ladd.

1. Minutes of the November 17, 2016, regular meeting were approved as written.
2. There was discussion of the Public Hearing held immediately prior to this meeting on the Application for Special Permit filed by Erika and Mark Ladd. Special attention was given to the remarks made by Mr. Nelke, Chair of the BOH, and his opinion that the existing septic system would legally handle the additional load of the Accessory Apartment and would be in conformity with **Title 5** design requirements.

It was agreed that the plan imposed no significant adverse effects on the neighborhood and/or town with respect to any of the categories described in Section 63 of Conway's Zoning Bylaws. No special conditions are necessary. Vote to issue the Special Permit:

Strzegowski – Yes

McClintock – Yes

McFarland – Yes

Chichester – Yes

Girshman – Yes (Ms Girshman, the Associate Member, was present and, because of Mr. Jaffe's absence, was appointed by the Chair and authorized to vote, in accordance with State Law.)

ACTION PLAN:

- Ms McClintock will write the Order of Findings and draft the **Notice of Special Permit**, have it signed by both Co-Chairs and send to the Applicants. Mr. Chichester will advise all abutters, other towns and persons of interest, including Conway Departments and the Building Commissioner.
3. Mr. Strzegowski reported from the Wastewater Committee that, with the help of the FRCOG, a Request for Bids has been publicized. Thirty-two entities have requested the bid packages. A pre-bid meeting was held by the Wastewater Committee on November 30th and two outside parties appeared for further discussion. Final bids for the engineering portion of the project are due to the Wastewater Committee by December 21st. Decision on the choice of engineers should be accomplished by mid-January in time to submit a request to a Special Town Meeting for engineering funds, should one be scheduled. Mr. Strzegowski also reported he has submitted an application to the Community Preservation Committee for a \$150,000 grant.
 4. There was an Old Business discussion re: Ms McClintock's excellent work of adding a Table of Contents to the Zoning Bylaws. Some recent changes need to be accommodated and the entire project would need to be approved by a Town Meeting venue, as a Table of Contents would modify the Bylaws.

ACTION PLAN:

- Ms McClintock will take the lead in finalizing the TOC in preparation for adoption at the next Town Meeting.
5. Mr. Strzegowski reported that the Selectboard has expressed interest in the Planning Board's taking a lead in responding to the new Marijuana legalization mandate. Following discussion, the PB agreed to wait until the law has actually been drafted and the details known.
 6. Ms McFarland mentioned the fact that the Massachusetts town of Sandisfield has been having trouble with Kinder Morgan and alleged damages and expenses incurred by their exposure to new pipeline construction. It was suggested that Ms McFarland send them a copy of the relevant bylaw that Conway recently considered.

There being no further business, the Planning Board voted to adjourn at 8:30 p.m.

NEXT MEETING: The next regularly scheduled PB meeting will be on Thursday, December 15, 2016 7:00 p.m. at the Town Office. Meetings in January are scheduled for the 5th and 17th.

Respectfully submitted,
David I Chichester

