

Town of Conway

Minutes of the Conway Planning Board Meeting – February 2, 2017

Present: Co-Chairs, Joseph Strzegowski and Mary McClintock, Andy Jaffe, Sue McFarland, David Chichester and Beth Girshman (Associate).

Absent:

Other Attendees: Jan Maggs, John Maggs, Sue Bridge, Pam O'Brien, Steve Thomas, Ginny Sullivan

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

1. The Minutes of the January 19, 2017, meeting were approved as amended.
2. Ms Girshman reported on her extensive review of Senior/Age Restricted Housing information. She had looked at the relevant bylaws in Pelham, Williamsburg and Westhampton, among others. She had also reviewed the Commonwealth's model bylaws. Ensuing discussion addressed the following points:
 - Mr. Strzegowski noted, for the guests present that Conway's zoning bylaws do not allow dense housing construction, and that the Planning Board is attempting to draft bylaw language that would enable such development and would serve to guide and influence various types of co-housing construction. At the same time, as part of Conway's Protective Bylaws, it would provide for Town involvement and review of such projects
 - In noting that there were earlier references to the possibility of variances made by the ZBA, Mr. Strzegowski indicated Town Counsel advises against such an approach and toward a bylaw change.
 - In crafting a new bylaw, should the PB enumerate the types of housing projects that might come under the "rubric" of this document? Such as co-housing?
 - Would it be advisable to consider a general overlay district covering the whole town, for instance? After discussion, it was noted that Williamsburg does use that approach and Conway should consider using that model.
 - There was discussion about whether age-restricted communities are the best way to go. It was pointed out that the Community Presentation Fund can be used for Senior/Age Restricted housing.
3. After considerable discussion, it was decided to appoint a sub-committee of two to draft an age-restricted bylaw. Ms Girshman and Mr. Strzegowski volunteered to be the sub-committee. Voted and approved unanimously. In so doing the following was agreed on:

ACTION PLAN:

- **March 2nd** 6:30 at Town Office - The sub-committee will submit its draft of the Housing Bylaw language to the Planning Board for initial review. Note: Time change to 6:30.
 - **March 16th** 7:00, Town Office – Additional opportunity for review at its regularly scheduled meeting.
 - **March 23rd** 7:00 Town Hall- Public Information Meeting will be held in the General Purpose Room to inform residents, to discuss provisions and to obtain additional feedback. **Subjects will be about proposed Housing, Solar Setbacks and the Table of Contents Bylaws.**
 - **April 6th** 7:00- An official and publicly noticed **Public Hearing** will be held in the Town Hall to again gain public feedback, questions and ideas. Subjects as mentioned above.
 - **April 20th** 7:00 -The final version of the Warrant Articles and proposed Bylaws will be reviewed and officially voted at the Planning Board’s regularly scheduled meeting. Subjects as mentioned above.
 - May 1st 7:00 - Presumably there will be a Pre-Town Meeting to discuss, if requested. Subjects as mentioned above.
 - May 8th 7:30 - The proposed Bylaws will be subject to Town Meeting vote. Subjects as mentioned above.
4. Mr. Strzegowski reported that he had sent the draft of the new proposed Solar Bylaw to the Zoning Board of Appeals for their review, as they would be central to providing a variance in Special Permit cases. He has not received any response.
 5. Ms McClintock had previously sent her draft of the **Town’s Annual Report** to the Planning Board members. Additional feedback and suggestions were given. The PB voted unanimously to approve her draft, as amended. Special thanks to Ms McClintock for a very thorough and professional job.
 6. Following up on the PB’s last meeting’s item regarding whether the Agricultural Commission would be interested in the possibility of exploring leasing town-owned land for agricultural purposes, Ms Girshman reported she had received no response from the Ag Commission or Open Space Committee. Assuming lack of interest, the item was tabled.
 7. Following up on the suggestion from the last PB meeting, Mr. Strzegowski has arranged with the Town’s Administrator for each PB meeting’s agenda to be published in advance in the PB’s section of Conway’s web site.
 8. Responding to one of the guest’s questions, Mr. Chichester agreed to check with the Town Administrator to make certain that all Planning Board meetings are accurately reflected in the Town’s Calendar of Events. He will also ensure the upcoming special meetings about the Housing Bylaw are properly posted.
 9. There was a brief discussion about the information Mr. Chichester brought back from the recent Regional Planning Board meeting about the many (28) changes made by the state legislature in the Massachusetts Zoning Laws (MGL).

10. Acknowledged mail received from Attorney Cristobal Bonifaz, addressed to Board of Selectmen, copy to Planning Board.

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

NEXT MEETINGS: The next regularly scheduled PB meetings will be on Thursday, February 16, 2017 @ 7:00, March 2, 2017 @ 6:30, and March 16, 2017 @ 7:00 p.m. at the Town Office.

PUBLIC INFORMATION MEETING: March 23, 2017, Town Hall General Purpose Room on proposed Housing, Solar Setback and Table of Contents Bylaws.

PUBLIC HEARING: April 6, 2017 7:00, Town Hall General Purpose Room on proposed Housing, Solar Setback and Table of Content Bylaws.

Respectfully submitted,
David I Chichester