

# **Town of Conway**

## **Planning Board Minutes Thursday, March 16, 2017**

Present: Joe Strzegowski, Mary McClintock, Sue McFarland, Beth Girshman (Associate)

Absent: Dave Chichester, Andy Jaffe

Guests: Pixie Holbrook, Donna Crabtree

Meeting called to order 7:05 pm.

1. Review of minutes of March 2, 2017. Motion Mary McClintock, seconded Sue McFarland, unanimous approved.
2. Review of proposed Age Restricted Housing (ARH) bylaw. Joe S. asked the Housing Committee if there was indications that units would be built under 40B since the town had no affordable housing. Committee felt that was unknown at this time but the feeling was that developers would rather go through a Special Permit process supported by the proposed bylaws rather than the 40B process. The Housing Committee's target is for any ARH development to have at least 25% of the units be designated affordable. Further discussion of the proposed bylaw touched on rental vs. ownership of units, management by non-profit/property manager/tenant, number of bedrooms, single/duplex or quad design. It was noted that the draft bylaw was still not posted on the town website. Mary will send out an edited media alert regarding the info meeting stating that bylaws will be available soon on town website.

### **ACTION ITEMS:**

- Planning Board will review/edit language in sections 10.2-7, 10.3-g, and 10.3-8.
  - Mary will send out media alert regarding the info meeting on March 23, 2017.
  - Joe will contact Lisa again and resend the draft bylaw to be posted.
  - All committee members will post notices around town.
3. Joe notified the PB members that Town Administrator Tom Hutcheson deleted the unchanged definitions from the bylaw warrant article.
  4. Zoning Bylaw Table of Contents discussion. Due to Word formatting issues, it was agreed for user clarity and readability that the Table of Contents for bylaws will be in a true table format.
  5. Wastewater Committee update. Joe reported that the town accountant received information from the Department of Revenue that CPA funds were not an appropriate use for this project. Capital Planning Committee had previously committed to funding 50%. Both articles appear on the warrant. Funding is uncertain at this time.
  6. The Planning Board was notified of District Local Technical Assistance grant money available by the FRCOG. This money could be used for assistance on language to write a warrant article for a moratorium on retail marijuana stores. FRCOG also suggested that Conway could focus on projects

that would benefit town residents for economic development and not tourism. It was also suggested the town look into developing a short term rentals template.

7. Community Preservation Committee report. Sue M reported that a joint meeting was called by the Conway Historical Commission, Community Preservation Committee, and the Congregational Church Building Committee regarding the historical preservation restriction on the church vis a vis the tornado damage. The church building committee wants to “get out from under” the restriction because of the extensive structural damage and their feeling that the church will not be restored to its historical condition. After reviewing the 2012 Historical Restriction agreement the CPC voted to a) request advice from Town Counsel concerning compliance with the historic restriction or return of funds should the church be unable to comply due to the tornado damage and b) that any reduction of the \$100,000 lien should be presented as a warrant article at Town meeting or Special Town meeting for a vote by the taxpayers.
8. Dave reported via Joe that all notices of the April 6 Public Hearing are in process/posted.
9. No Mail.
10. Meeting adjourned 8:45 pm

Next meetings March 23, April 6 and April 20.

Respectfully submitted,

Sue McFarland