

## **Conway Planning Board Minutes Thursday, July 20, 2017**

**Time: 6:30-8:30 pm- NOTE TIME CHANGE FOR THIS MEETING ONLY**

**Location: Town Office-32 Main Street**

Attending: Chair Mary McClintock, Vice Chair Joe Strzegowski, Interim Clerk Sue McFarland, Beth Girshman, Andy Jaffe

Guests: Jessica Atwood and Peggy Sloan/FRCOG, Bobbi Melville

Meeting opened 6:35 pm by Chair

### 1) Meet with Bobbie Melville re: Lefkowitz property

Pending the arrival of Ms. Melville the Board reviewed her previous communication received via email regarding the change of use for one of the buildings on her property. It appears that a commercially used building has been converted to a dwelling. Since there are now two dwellings on a single lot the property is not in compliance with current zoning laws. There was discussion among board members on how to address this issue with the property owner. Due to the continued absence of Ms. Melville the Board moved on to the next agenda item.

### 2) 7:00 pm Meeting with Jessica Atwood/FRCOG regarding final draft of the Economic Development Survey

Jessica had incorporated changes discussed at the previous meeting and will email Tom Hutcheson the final draft. He will email to the Planning Board members who will respond directly to Jessica if there are any further corrections. Discussed distribution of the survey. There will be a notice placed in The Visitor with a link to the electronic version of the survey. Since not all Town residents have access to internet, it was agreed to mail them and put hard copies of the survey in the Library, Town Office and Town Hall. The survey will be distributed on September 1 with returns due by October 16.

(At 7:10 pm Ms. Melville appeared at the meeting. She had thought her meeting was at 7:00- the Board suggested she stay or come back in an hour and they would extend the meeting to accommodate her.)

### 3) 7:50 pm Peggy Sloan/FRCOG: Short term rentals: Report on Noise Ordinance research and recreational Marijuana

After speaking with members of the Board of Health and Town police, the Board informed Ms. Sloan that a noise ordinance did not appear to be necessary at this time. Ms. Sloan submitted a draft of moratorium article created by Kopelman and Paige. The Board will have Town Counsel review and comment so it can be put on the warrant for the Sept. /October town meeting. There was a discussion about the recently approved state regulations and how to inform voters about why we need a moratorium.

### 4) 8:10 pm Bobbie Melville regarding Lefkowitz property

After review of documentation submitted by Bobbie, it was determined that the property consisted of two parcels on one deed. The Planning Board informed Bobbi the former commercial building now being used as a dwelling was not in compliance with town zoning laws. It would be best and easiest to have at least two deed ---one for each dwelling--- to bring the property(ies) back into compliance. The Board also informed Bobbie that her property

appeared to have enough frontage and acreage to be broken up into three lots as long as the access road met the town's common driveway specifications.

5) 8:40 pm Motion to accept minutes as presented-Beth G., Second-Andy J. All in favor

6) Request from building inspector for clarification of a 6' high fence an 3' requirement in yard definition in new bylaw.

The building inspector asked for further clarification of construction of a fence over 6' high and the setback requirements. It was determined that if a fence is higher than six feet it needs to be set back further or receive a variance. Joe S will share the views of the Board with the building inspector.

7) Mail/ New Business

Mary M. moved to appoint Joe Strzegowski as the Regional Planning Board representative for the Town of Conway. Beth G.-Second. All in favor.

8) Rules for Planning Board re: technical assistance was moved to the August 17 meeting.

9) Discussion of Large Scale Construction Bylaw postponed until September

10) Next scheduled meeting August 17, 2017

11) Motion to adjourn 9:00 p.m. -Beth. Second-Sue. All in favor

Submitted,

Sue K. McFarland, Interim clerk