

## Conway Planning Board

January 3, 2019

### Minutes

Present: Beth Girshman, Bill Moebius, Joseph Strzegowski, Andy Jaffe (left early)

Other attendees: Alexis Fedorjaczenko (Administrative Assistant)

Location: Conway Town Offices

Meeting called to order at 6:06 pm

1. Minutes from the previous meeting, December 20, 2018, were reviewed. Motion by Andy to approve the minutes as presented; seconded by Beth. Motion passes, 5-0-0.
2. Plan approval - Thomas Shaw Ashfield Rd property division
  - a. No discussion.
3. Site Plan Review Application & fee schedule
  - a. Motion by Beth to approve this site plan review application and package; seconded by Bill. Motion passes 5-0-0.
4. Private Drive Issues
  - a. Sent notice to relevant parties.
5. DLTA 2019 Grant Request
  - a. There was discussion about the different options for these grants which provide technical or other assistance for certain kinds of projects. The Board identified the following three, prioritized as follows and delivered the information to the Town Administrator:
    - i. Zoning bylaws - other "use table zoning bylaw" (page 3)
    - ii. Housing Planning and Implementation Technical Assistance - Conduct a housing needs assessment (page 1)
    - iii. Managing flood risks through regional collaboration (page 2)
6. Town Annual Report
  - a. Beth will provide a response for the Board.
7. E. Squires letter
  - a. The letter was distributed before the meeting. Motion by Andy to approve the letter; seconded by Bill. Motion passes, 5-0-0. Beth will get the letter mailed.
8. 2020 Planning Board budget proposal
  - a. Time for an Administrative Assistant was added; the rest of the budget is generally the same as prior year.

9. 2013 Master Plan Review & Update

- a. Beth observed that a lot of the items in the Master Plan match up to items in the DLTA. It was discussed that it's often necessary to show that a project is in the Master Plan in order to get grant funds. Bill discussed making an accurate update of available resources. Some that are listed are no longer available. Beth also suggested that in addition to updating and corrections, an important question is: how do we intend to use the plan?
- b. Beth suggested updating a chapter and seeing where that takes us.
- c. Joe suggested that we invite someone from FRCOG to come and talk with us about the process. Joe will reach out to Peggy.

10. Mail/email

- a. The Town received Nexamp, LLC's Application for Site Plan Review for the installation of a ground mounted solar array and associated utility connection at 2394 Main Poland Road.
  - i. The Board noted that a hearing must be held within 65 days. The State is very clear that aesthetics is not a consideration. This should be made clear at the public hearing.
  - ii. Regarding consultants, the Board thinks we need assistance evaluating whether the proposal is compliant with town, state, and federal laws and regs. The Board will review the plans and will determine next steps.
  - iii. Beth shared an article about the town of Westport's Public Hearing regarding a large-scale solar project in a residential area.
  - iv. The Board talked about doing a site visit for an informal walkthrough with the landowner. Bill will contact the property owner by email (with a draft to Joe first).
  - v. The abutters list needs to be verified.
  - vi. Public hearing will be scheduled at the next meeting.

11. Old Business (none)

12. New Business (none)

13. Next scheduled meetings:

- a. January 17, 2019
- b. February 7, 2019 (will be a public hearing and the date the PB will invite Bob Baker and Emergency Management to attend)

Motion by Beth to adjourn; seconded by Bill. Motion passes 3-0-0 (Andy and Mary were no longer present at the meeting).

Adjourned at 7:47

Respectfully submitted,  
Alexis Fedorjaczenko