

Conway Planning Board (PB)

March 7, 2019

Minutes - Meeting

Members Present: Beth Girshman, Joseph Strzegowski, Mary McClintock, Dave Barten, Bill Moebius

Other attendees: Alexis Fedorjaczenko (Administrative Assistant), Tom Gajewski

Location: Conway Town Office

Meeting called to order at 6:00 pm

1. Minutes from the previous meeting and hearing, February 21, 2019, were reviewed. Motion by Bill to approve minutes as presented; second by Beth. Motion passes, 4-0-0.
2. Update on Con Comm hearing for NexAmp Solar
 - a. Joe discussed the Con Com hearing from 2/26. If everything goes according to plan there will be a revised plan available on 3/15 and then Tighe & Bond report before 3/21.
3. Review NexAmp SBR Application, revised T&B report, and public hearing comments
 - a. Discussion about the abutter's concerns being addressed, as well as everything on Jean's list (from T&B). Joe does not think that the PB can require water testing, although Beth would like to see how the Applicants could address this concern if they are willing. Mary asks if there is a requirement in the bylaw that the storm water not change, and what is the recourse if there is a change? Joe brought up that the PB could encourage the Applicants to look at the common driveway bylaw (which does not technically apply) and to have pull-offs on the driveway for emergency management purposes of getting vehicles in and out.
 - b. Joe will get the PB's comments to NexAmp and the consultant before 3/15.
4. Review & approve Special Permit Application Package
 - a. Joe distributed a document. Motion by Beth to approve the comprehensive rules and regulations for special permit; Bill seconds. Motion passes, 4-0-0.
5. Tiny houses discussion Beth (IBC Appendix Q) <https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny-houses>
 - a. Beth did some research on tiny houses. The state code definition of a tiny house is 400 square feet or less. Joe points out that the town bylaw only allows one dwelling unit, no matter the size of the building lot. Joe explained that Appendix

Q is a revision to the building code to address the idiosyncrasies of the building code.

- b. Beth wonders if there is something Conway would like to do to encourage affordable housing in Conway that would allow tiny houses. Bill added, could you convert a barn or shed into a house.
 - c. Beth will continue to do research. Tom asked if PB had reviewed the Hadley case, in which a permit was not issued. This was researched and discussed.
6. Cell tower application pending – Vertex Towers, LLC @ South Deerfield Road
 - a. Joe hasn't heard from the potential applicant lately. There was discussion about whether the PB's consultant needed to provide a structural analysis. The quote received would be the same whether it included this element, or not. The Building Inspector said it was fine to get a stamped set of plans but there was discussion that the plans would need to include the same number of antennas that the applicant is proposing.
 - b. Joe will send the potential applicant the new Special Permit application.
7. Cityscapes proposal for Vertex wireless cell tower peer review – T&B quote
 - a. Joe got the name of another company in Boston and is waiting for a quote from them. T&B turned the project down because the type of work is not a fit.
8. 7:00 pm March 21 Public Hearing continuance NexAmp Solar Site Plan Review
 - a. Do not need to repost because it is a continuation. Joe hopes the hearing could be closed on 3/21.
9. Review Marijuana Outreach hearing held on March 1 Whately Glen Road
 - a. General overview of the outreach hearing. Joe indicated that according to Tom Hutcheson, both potential applicants have talked to the Select Board about their host agreements and this is being worked on.
10. PB Associate appointment
 - a. Dave Barten voted by Selectboard @ 2/25 meeting
11. Response to Harry Culver Energy use?
 - a. Mary suggests that the request is not specific enough for the PB to respond at this time. Joe will ask for more information.
12. CPTC conference – March 16, 2019
 - a. Joe and Beth will be attending.
13. Town Caucus results March 4, 2019

- a. Bill signed his papers for a three-year term. Nobody ran for a two-year term. The Town Clerk suggested waiting until after the election if another new member is identified and wishes to join.

14. Pre-Town Meeting Date? ATM – May 13

- a. Mary said that normally it's the week before ATM. Joe says that the PB is not proposing any changes and will not be on the Warrant.

15. Planning projects discussion for FY 2019, items below - no discussion

16. Commercial signage (Greenfield Bank) - no discussion

17. Zoning use table revision - no discussion

18. 2013 Master Plan Review & Update - no discussion

19. Small scale solar bylaw - no discussion

20. South River Erosion Zoning - tabled

21. Mail/email - none

22. Old Business - none

23. New Business - none

24. Next scheduled meetings:

- a. March 21- with Public Hearing
- b. April 4 & 18

Motion by Beth to adjourn the meeting; seconded by Bill. Motion passes, 4-0-0.

Adjourned at 8:07

Respectfully submitted,
Alexis Fedorjaczenko