

Conway Planning Board (PB)

April 18, 2019

Minutes – Meeting

Members Present: Beth Girshman, Joseph Strzegowski, Bill Moebius, Dave Barten (Associate Member) (arrived late)

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

Location: Conway Town Offices

Meeting called to order at 6:05 pm

1. Minutes from the meeting on April 4, 2019, were reviewed. Motion by Beth to approve minutes as presented; seconded by Bill. Motion passes, 3-0-0.
2. Administrative Acceptance of NexAmp Revision E Drawings dated 4/9/19
 - a. Motion by Beth to accept provision E drawings dated 4/9/19; seconded by Bill. Motion passes, 3-0-0.
3. Review & Approve T & B / NexAmp Third-party construction monitoring agreement.
 - a. Brief discussion. Motion by Bill to accept the proposal; seconded by Beth. Motion passes, 3-0-0.
4. Discussion & Response to Agricultural Commission Marijuana bylaw request
 - a. Letter received from Jason Silverman, Conway Agricultural Commission. Beth thinks there are parts the PB has control over and parts that the PB does not have control over. In general, the PB is agreeable to waiving certain parts of Site Plan Review while still needing to go through the process. The PB is committed to following existing bylaws passed by the town. Where feasible and appropriate, the PB is agreeable to forwarding complaints to the Agricultural Commission. Beth will draft a response to share with the PB.
 - b. In light of this letter, existing correspondence regarding marijuana proposals was reviewed. Beth will research the organization The New England Church of God Region that submitted a letter in March.
5. Review of affordable housing roundtable 04 April 2019 (Joe)
 - a. Alyssa Larose ran this meeting, Joe said he came away from the meeting with a lot of questions. Alyssa will be at the next PB meeting so there can be additional discussion. Joe indicated that at the roundtable, Area Median Income (AMI) was often referenced. For Joe, this raised the question of – what do we consider affordable housing? There was discussion about Community Preservation Act (CPA) funding and applicable uses. The conversation extended to Senior Housing and rentals, and how to help people stay in town if they want to. Joe also

shared information about a conversation with Town Administrator Tom Hutcherson about Village Center zoning.

6. NexAmp SPR Approval Appeal Date 24 April 2019 w/Monitoring Agreement
 - a. Joe will complete the applicable details. The Con Com is meeting on April 23 with an anticipated final set of drawings.
7. Appointment of Dave Barten for Special Permits for Moore / Bowden Marijuana Apps
 - a. Joe made an official appointment of Dave Barten for the two above-referenced proposals. This does not need to go through the Select Board.
8. DLTA grant for Housing development – May 2 meeting Alyssa Larose at 6:30 PM – no additional discussion beyond #5 above.
9. Pre-Town Meeting Date May 6 (ATM – May 13)
 - a. Beth plans to be in attendance. No additional discussion.
10. Planning projects discussion for FY 2019, items below (tabled) – no discussion
11. Commercial signage (Greenfield Bank) (Bill) – no discussion
12. Zoning use table revision (Joe, committee review & update, DLTA request) – no discussion
13. 2013 Master plan review & Update (one section) (Bill, DLTA request) – no discussion
14. Small scale solar bylaw (Beth) (15 KW - ???) – no discussion
15. South River Erosion Zoning (Kimberly MacPhee) (tabled) – no discussion
16. Mail/email – no additional
17. Old Business – none
18. New Business not reasonably anticipated 48 hours in advance
 - a. Summer meeting schedule is discussed – once a month in July and August. The July 4 meeting and the August 1 meetings would be cancelled. The need for additional meetings as related to any pending proposals was discussed.
 - b. FRCOG is setting up a committee to discuss the presumed effects of climate change on the county to help towns better prepare. Dave brought this up as it relates to marijuana farming.
19. Next Scheduled Meetings: May 2 & 16, and June 6 & 20, July 18, and August 15, 2019

Motion by Beth to adjourn the meeting; seconded by Bill. Motion passes, 3-0-0.

Adjourned at 7:30

Respectfully submitted,
Alexis Fedorjaczenko