

Conway Planning Board (PB)

June 27, 2019

Minutes – Meeting

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

Other attendees: Alexis Fedorjaczenko (Administrative Assistant), Lisa Gustavson, John Moore

Location: Conway Town Offices

Meeting called to order at 6:02 pm

1. Minutes from the meeting on June 13, 2019, were reviewed. Motion by Joe to approve minutes as amended; seconded by Bill. Motion passes, 4-0-0.
2. Reminder: Housing Plan meeting with Alyssa Larose – July 11 at 6:30 pm
3. Town Administrator Tom Hutcheson's response and thoughts re: PB letter about future building needs / plans / projects
 - a. Tom H.'s response was reviewed and discussed. Beth will write to request to be put on future SB agenda for brief meeting and also to request access to PB files and documents. PB members are interested in how to archive these files for public and Town access.
4. Multi Hazard Mitigation Plan
 - a. Joe distributed a presentation from Nicolas Miller – Field Geology Services.
 - b. Joe indicated there are PB steps that are in the action plan that he thinks the PB has not been aware of.
5. Planning projects discussion for FY 2019-2020, items below
6. Commercial signage (Greenfield Bank) (Bill) – no discussion
7. Zoning use table revision (Joe, committee review & update) – no discussion
8. 2013 Master plan review & Update (one section) (Bill) – no discussion
9. Small scale solar bylaw (Beth) (15 KW - ???) – no discussion
10. 5G technology – Pittsfield bylaws (Beth)
 - a. The aesthetic policies are the way that towns are able to have control over the project but there was a deadline on April 15. There was a very short window. There was general discussion about this new technology and the implications. Jennifer will inquire about Amherst's position and report back to the PB.
11. Pending and possible
 - a. Tentative solar installation (Walter Goodridge) – no discussion

- b. Hearing(s) about cannabis grow operations
 - i. Joe suggested that Dave Barten be appointed as an associate member when an application comes in because of Joe's possible unavailability.
 - c. Tentative solar installation (Forcier property) – no discussion
12. Mail/email – none
13. Old Business – none
14. New Business not reasonably anticipated 48 hours in advance – meeting with Lisa Gustavson and John Moore regarding their marijuana proposal
- a. Lisa Gustavson and John Moore – Wanted to understand the process and purpose of the protective bylaws recently promulgated. They signed a host community agreement in March and hope to hear soon from the CCC regarding their application for a cooperative license. About a month and a half ago Lisa met with the Board of Health. Lisa indicates she sees the next step as working with the PB. Lisa and John asked the PB about the intent of the protective bylaws with respect to Article 11 in general and in particular the 10,000 square feet limit.
 - b. Beth explained that the bylaw process was to allow the people of Conway to have a role in determining the kind of marijuana operations in town. She explained there is a public process that took into account public comments, and also used existing by-laws from other towns. It was brought to a special town meeting last fall where it passed unanimously.
 - c. Joe explained that Site Plan Review is a process that is very interactive with the client. It says that you can do the project, and the town will work with you to fit the project into the environment and to include input from the public. Joe explained that a Special Permit gives the town the right to deny or allow a project.
 - d. Lisa asked if the two steps can happen simultaneously. The answer is yes. Lisa asked follow-up questions about timing.
 - e. Joe indicates our current zoning by-law that Special Permits are needed for businesses with more than 15 employees or 50 customers at one time. Conway's marijuana bylaws specifically pertain to recreational adult marijuana operations, and are similar to many neighboring towns.
 - f. John indicated that the limit makes it difficult to compete. John indicated that the only way for small farmers to compete is by being land rich, and that even a large outdoor operation will require indoor space to for processing and support functions. John feels that there should be a distinction in the bylaws between in-town farmers and larger outside farmers. Joe indicated anyone in town could propose an amendment to bylaws. Lisa asked if the PB has the ability to waive portions of the bylaws. Beth and Joe indicated that the PB does not have this kind of authority, and this was discussed.
 - g. Beth asked when Lisa and John will know if they will be getting a license. Lisa said the state will not indicate; they had a conference call two days ago and could receive no information. Lisa and John indicated that larger businesses are flooding the queue with applications.

- h. Lisa asked several process questions of the PB and received answers. Topics included: scope of the project plan for a special permit; hearing process; abutters list; role of the PB in the process; project map labeling; fencing; decision timeline and appeal process; and other aspects of proposal strategy.
- i. John described the effects of having multinational companies running projects versus local farmers, and difficulties that smaller businesses are having working with the state. John also shared that, in his opinion, the definition of “medical establishment” could allow certain kind of providers to come into town without going through a process; he and Lisa suggested the PB might want to address this.
- j. John stated during the meeting that the neighboring church property has a sign that is out of compliance with Conway signage bylaw. The PB followed up after with discussion these statements and a plan to look into this. Jim Hawkins, the Building Commissioner, is the enforcement officer.

15. Next Scheduled Meetings:

- a. July 11 – Alyssa Larose, Housing Planning Meeting 6:39
- b. August 15

Motion by Joe to adjourn the meeting; seconded by Jennifer. Motion passes, 4-0-0.

Adjourned at 8:00

Respectfully submitted,
Alexis Fedorjaczenko