

Conway Planning Board (PB)

July 11, 2019

Minutes – Meeting

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

Other attendees: Alexis Fedorjaczenko (Administrative Assistant), Alyssa Larose (FRCOG)

Location: Conway Town Offices

Meeting called to order at 6:03 pm

1. Minutes from the meeting on June 27, 2019, were reviewed. Motion by Joe to approve minutes as amended; seconded by Bill. Motion passes, 4-0-1 with Mary abstaining due to absence.
2. Sign compliance complaint – referred to Building Inspector. Beth called Dave Roberts from FRCOG. He said he would go check it out and talk with the property owners; he also noted that there was no permit received for the sign. Beth asked him to be sure to let them know there is also a waiver process. Beth also let the complainant know that this referral had been made.
3. Discussion of Section 22: Use regulations and prospective cannabis operations (RMDs)
 - a. Beth did some research regarding statements made by John Moore at the June 27 meeting. Beth learned that in order to get state approval for a cannabis dispensary, an applicant needs to get a letter of approval from the Select Board, which means the town does have some protection although there is more research needed. Mary suggested this would be a good conversation for the fall when the PB is back on a regular schedule, and when the PB can do some planning for May Annual Town Meeting.
 - b. There was discussion about the potential to waive or reduce Conway's fees for applications for the craft marijuana cooperatives in line with what the state is doing, or other simplification of the process. Jennifer and Mary spoke about the importance of there being a public process and opportunity for input. Joe suggested that the topic of reducing fees in line with what the state has been doing for craft marijuana cooperatives be added to the agenda for the next meeting.
4. Housing needs survey update with Alyssa Larose – 6:30 pm
 - a. Alyssa brought and presented a draft housing needs assessment. She also indicated that topics that can be pursued ongoing are: (1) looking at ways of using CPA funds, (2) possibly doing a public survey, and (3) as time allows

looking at zoning and some sites in town. The PB reviewed the report with Alyssa and provided input that will be used towards another draft.

- b. At 7:20 Beth checked in with the group and with Alyssa about next steps. Alyssa indicated next steps include revisions, additional research (reaching out to realtors), and decisions about whether a survey or infographic for sharing are desired. Mary said that she doesn't feel the group knows enough yet to do a survey; the information should be digested and considered. The group talked about the best ways to get the information needed, including whether this would include a form of outreach besides a survey.
 - c. A follow up meeting was agreed to with Alyssa on September 5th at 6:30 pm. PB members can send comments directly to Alyssa, and should avoid any group deliberation via email. Alyssa will send a revised version.
5. Draft regulations – adult marijuana use / public comment period and hearings until August 15, 2019
 - a. Dave brought binders with the state's draft regulation for PB members to review. Joe suggested the group discuss social cafes and delivery. Several specific items were discussed, and the PB agreed that there were no comments to offer at this time.
 6. Multi-hazard action plan – Tom H's comments re: "fluvial erosion hazard overlay district versus the possibility of establishing a broader river corridor overlay." Also possibility to add "reduce or eliminate the potential for localized flooding events" to section 32, Environmental Controls of protective by-laws. Discussion needed for plan update.
 - a. There was PB discussion about what would be required, and this item was tabled for a future meeting.
 7. Planning projects discussion for FY 2019-2020, items below
 8. Commercial signage (Greenfield Bank) (Bill) – no discussion
 9. Zoning use table revision (Joe, committee review & update) – no discussion
 10. 2013 Master plan review & Update (one section) (Bill) – no discussion
 11. Small scale solar bylaw (Beth) (15 KW - ???) – no discussion
 12. 5G technology and Pittsfield bylaws (Beth) – no discussion
 13. Pending and possible
 - a. Hearing(s) about cannabis grow operations – no discussion
 - b. Tentative solar installation (Goodridge; Forcier) – no discussion
 14. Mail/email – none
 15. Old Business
 - a. Beth received a response from Tom H about the PB files. Dave indicated that work had been done to put these files in order. Beth will obtain a key to the gym and will take a look at them.

16. New Business not reasonably anticipated 48 hours in advance

- a. Representative to Franklin Regional Planning Board needed. Joe is willing to do this for another year.
- b. Dave plans to step off the PB in September, and encourages the PB to look for someone new if this is needed. Mary agreed that it is useful to have the Associate as a member in training in addition to as a backup.

17. Summer schedule, PB meetings

- a. August 15, 2019 (Mary and Jennifer may be absent)

18. Fall schedule, PB meetings

- a. 1st and 3rd Thursdays, 6 to 7:30
- b. September 5, September 19 (Beth will be gone)
- c. October 3, October 17

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

Adjourned at 8:07

Respectfully submitted,
Alexis Fedorjaczenko