

Conway Planning Board (PB)

September 5, 2019

Minutes – Meeting

Members Present: Beth Girshman, Joseph Strzegowski, Mary McClintock, 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 6:00 pm

1. Minutes from the meeting on July 11, 2019, were reviewed. Motion by Mary to approve minutes as amended; seconded by Jennifer. Motion passes, 5-0-0.
2. Signs and by-law compliance
 - a. The Roaring Brook Camp sign went before the Zoning Board of Appeals and was not approved. There is an additional sign at Tea for Two for which Beth will speak with the owners.
3. Discussion of Section 22: Use regulations and prospective cannabis operations (RMDs)
 - a. This is a follow-up to the meeting with John Moore on 6/27 and concerns that he raised. Joe talked with Peggy Sloan who said that most towns are making one by-law that covers both adult medical and recreational, so there is a consistent set of rules. This would require an amendment of the Conway by-law.
4. Bylaw section 22.1 – interpretation and discussion
 - a. Beth had a brief conversation with the owner of the property on which Deerfield River Portage is located regarding number of persons on the premises. There was discussion about next steps including inviting the business owners to a meeting and potentially discussing interpretation of the bylaw term “premises” with Town Counsel. Joe will reach out to Tom regarding contacting Legal Counsel. Beth will extend an invitation to Deerfield River Portage regarding meeting attendance.
5. Housing survey draft from Alyssa Larose – comments
 - a. Alyssa analyzed whether a program similar to Leverett’s homebuyer’s assistance buy-down program would have beneficial impact in Conway. She also spoke with some other towns to learn about their experiences and prepared a spreadsheet. Alyssa shared lessons learned and information about the parameters of the programs. There was general discussion. Dave said he thinks there would need to be an education process for the Community Preservation Committee. Alyssa also brought up the option of working with Habitat for Humanity. Dave asked about a program for people already

in town struggling to keep existing homes, and there was discussion about various program options. Beth suggested that a town forum could help to solicit feedback about whether people would want to take advantage of programs like this. Alyssa will share additional analyses, and the Planning Board will continue their discussion. Mary will also share the information from Alyssa with the Assessors to get their feedback. Alyssa will continue her research on deed restrictions, the town entity that would need to administer a program, and options with CPA funds for cost-burdened individuals already in town. Alyssa's assistance goes through December via the DLTA grant.

6. Appoint representative from PB to Community Preservation Committee
 - a. Mary volunteered for this role. Motion by Beth to appoint Mary to the Community Preservation Committee; seconded by Joe. Motion passes, 5-0-0.
7. 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. This item was tabled.
8. Planning projects discussion for FY 2019-2020, items 8- below
9. Zoning use table revision (Joe, committee review and update)
10. 2013 Master plan review and update (one section) (Bill)
11. Pending and possible:
 - a. Hearing(s) about cannabis grow operations
 - b. Tentative solar installations (Goodridge; Forcier property)
 - c. Commercial signage (Greenfield Savings Bank) (Bill)
 - d. Small scale solar bylaw (Beth) (15 KW - ???)
 - e. 5G technology and bylaws (Beth) – This will be tabled because it is unlikely to come to Conway.
12. Future agendas: Small Town Housing meeting report
 - a. Mary provided a brief update and indicated that this does not need to be on a future agenda.
13. Mail/email: Request for information from Paul Hickey, SBA Communications (Florida)
 - a. Joe spoke with him and discussed bylaws and the Special Permit process.
14. Old Business – none.
15. New Business not reasonably anticipated 48 hours in advance

- a. Dave was approached by residents on Main Poland Road regarding a possible marijuana operation at 1230 Main Poland Road. Beth will call Ken Ouimette and Mary will send him an email.
 - b. Joe spoke with Ken Ouimette about a report of blasting on Williamsburg Road. He said he will look into it and thought it might be animal-control cannons.
 - c. Joe reported that the Board of Selectmen were in executive session about 33 Main Street.
16. Fall schedule, PB meetings - 1st and 3rd Thursdays, 6-7:30
- a. September 5, September 19, October 3, October 17
 - b. Beth will be away September 19 and October 3. Joe will do the agenda and posting.

Motion by Joe to adjourn the meeting; seconded by Beth. Motion passes, 5-0-0.

Adjourned at 8:10

Respectfully submitted,
Alexis Fedorjaczenko