

Conway Planning Board (PB)

October 17, 2019

Minutes – Meeting

Members Present: Beth Girshman, Joseph Strzegowski, Mary McClintock, Bill Moebius, Jennifer Mullins,

Other attendees: Alexis Fedorjaczenko (Administrative Assistant), Lisa Gustavsen

Location: Conway Town Offices

Meeting called to order at 6:00 pm

1. Minutes from the meeting on October 3, 2019, were reviewed. Motion by Mary to approve minutes; seconded by Joe. Motion passes, 3-0-2.
2. Signs and by-law compliance, compliance enforcement question from ZBA
 - a) Beth will write to Tea for Two to say “thank you” and that the new signs look great.
 - b) Response to the ZBA on compliance enforcement: a letter would be the first step unless there is a safety concern (in which case it should be forwarded to the enforcement officer). Beth will draft a response suggesting that the ZBA forward any possible enforcement issues to the Planning Board.
3. Water and Sewer Forum for Rural Towns – November 1st. 2019 – Joe will be attending
4. Discussion of Section 22 & Article 8: Use regulations (RMDs) (Joe)
 - a) General discussion of social cafes and delivery services.
 - b) Review by Beth of current status in Humboldt County, California regarding attempts to convert illegal to legal marijuana businesses. Discussion of local issues.
 - c) Joe will review the medical and recreational regs and will recommend how to mesh them in recommendations for Conway. Anticipate Public Hearing for March in advance of ATM.
5. Citizen Planner Training Fall Forums – possible workshops to attend were discussed
6. Planning Items for possible Fall STM – nothing to plan at this time
7. Small town affordable housing plan meeting (Mary) – The group is looking at examples of programs available in different towns. Joe also reported on an article saying that lack of housing turnover due to people aging-in-place is impacting younger homebuyers because there is less affordable housing stock available.
8. Update on Roaring Glen farms proposed Special Permit application – Lisa Gustavsen (7:10 p.m.)
 - a) Lisa provided updates on progress. She reports that to-date no single farmers have been approved by the CCC. She and John Moore have been talking with legislators and doing advocacy. Two weeks ago, the CCC started to review non-RMD applications and the applicants have received detailed requests for information. Lisa reports also engaging a security consultant regard-

ing plan development. Lisa and John More have also applied for and received a hemp cultivation license.

- b) Lisa asked about the Site Plan Review process and what to expect for back-and-forth. Joe indicated this depends in part on the types of questions received at the hearing, and the follow-up that would be required. There was general discussion. Lisa distributed drawn plans and further discussed the difference between requirements for hemp and cannabis. Lisa also shared that there is a vote in two weeks at the State-level regarding classification of marijuana as agriculture; the Board could not determine what the impact would be.
- c) Lisa asked about CAD file requirement; the Board indicated that yes, this is a requirement.
- d) Lisa asked for clarification on the number of copies to turn in. The Board indicated 9 copies of the application forms, a set of plans, and an electronic copy.
- e) Lisa asked for clarification about the Board waiving requirements. There was general discussion.
- f) Lisa brought up lighting and security. Joe indicated that if there is a conflict between Conway's bylaw and the State, the State would likely prevail.
- g) There was also discussion about whether State approval or Town approval would come first in the process. The Board indicated that there could be Town approval contingent on State approval as a condition.
- h) Beth asked about a timeline. Lisa indicated that ideally the CCC will make a provisional decision by November, with a final license by April. Lisa thinks the Special Permit application will be submitted within two to three weeks.

9. Multi-hazard action plan – Action items from 2019 mitigation plan update: 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 – (Joe)

- a) General discussion of possible steps. Joe will get the final report, anticipated by December, and then the Board will decide which recommendations to address.

10. Planning projects discussion for FY 2019-2020, items below – no additional discussion

10a. Zoning use table revision (Joe, committee review and update) – Discussion of history of previous revision attempt in 2014. Joe or Mary will find the previous documents and send them to the Board.

10b. 2013 Master plan review and update (one section) (Bill)

10c. Multi-hazard mitigation action items (includes item 9 above)

10d. Commercial signage (Greenfield Savings Bank) (Bill)

10e. Small scale solar bylaw (Beth) (15 KW - ???)

11. Pending and possible:

- a) SP Hearings about cannabis grow operations; email update from Bowdens – Beth will send again
- b) SPR(s) Hearings for tentative solar installations (Goodridge; Forcier property) – no updates

11. Mail/email – reviewed.

12. Old Business – none

13 New Business not reasonably anticipated 48 hours in advance – none

14. Fall schedule, PB meetings: 1st and 3rd Thursdays, 6-7:30

November 7, 21

December 5, 19

Motion by Mary to adjourn the meeting; seconded by Jennifer. Motion passes, 5-0-0.

Adjourned at 7:30

Respectfully submitted,
Alexis Fedorjaczenko