

## Conway Planning Board (PB)

November 21, 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 6:06 pm

1. Minutes from the meeting on November 7, 2019, were reviewed. Motion by Joe to approve minutes; seconded by Mary. Motion passes, 5-0-0.
2. Potential additions/changes to Recreational Marijuana bylaw, to include medical. Language clarification requested by Tom Hutcheson (Beth)
  - a. Beth received from Peggy Sloan at FRCOG a copy of the Charlemont medical marijuana bylaw. There was general discussion. As next steps, Beth and Jennifer will work together to draft something, and Jennifer will obtain a copy of Amherst's bylaw.
3. Special permit application/Site plan review application from Roaring Glen Farms (6:45); Lisa Gustavsen and John Moore
  - a. Lisa presented copies of a signed Site Plan Review Application and Special Permit Application. They are proposing outdoor cultivation for Phase I, and if the project is successful to build greenhouses as Phase II. Lisa asked several clarifying questions. The Planning Board agreed that putting down gravel does not count as "land disturbance".
  - b. There was discussion about scheduling a hearing with a date of January 9 preferred by the Planning Board due to holiday scheduled. Lisa would prefer it to be as soon as possible. Lisa also indicated that she and John plan to do public forums for neighbors, informationally, in addition to the hearing. **After discussion the Board and Lisa agreed on December 17 as a hearing date.** The hearing will be 7:00 pm with a brief Planning Board meeting at 6:30 pm.
  - c. Board members drafted a Press Release that provides information about the proposal. Mary will send it to her media list.
4. Multi-hazard action plan – Action items from 2019 mitigation plan update: establishing river corridor overlay. Continued discussion re: adding "reduce or eliminate the potential for localized flooding events" to Section 32, Environmental Controls of protective by-laws. (Joe)  
-- No additional discussion
5. Response to query from ZBA (Beth) – Responded to a query from the chair of ZBA about non-compliance with Zoning Board decisions.
6. Bond for NexAmp solar array project: update (Joe) – no discussion needed
7. Planning projects discussion for FY 2019-2020, items below – no additional discussion

- a. Zoning use table revision (Joe, committee review and update)
  - b. 2013 Master plan review and update (one section) (Bill)
  - c. Multi-hazard mitigation action items
  - d. Commercial signage (Greenfield Savings Bank) (Bill)
  - e. Small scale solar bylaw, 15 KW? (Beth)
8. Pending and possible – no additional discussion
- a. SP Hearings about cannabis grow operations
  - b. SPR Hearings about cannabis grow operations
  - c. SPR(s) Hearings for tentative solar installations (Goodridge; Forcier property)
9. Mail/email – the mail was reviewed.
10. Old Business – none.
11. New Business not reasonably anticipated 48 hours in advance – none.

The next meetings are: December 5 & 17 (rather than Dec. 19<sup>th</sup> on which it would normally fall);  
January 2, 16

Motion by Bill to adjourn the meeting; seconded by Joe. Motion passes, 4-0-0. (Beth left the meeting at 7:15 to attend another town meeting.)

Adjourned at 7:50

Respectfully submitted,  
Alexis Fedorjaczenko