

Conway Planning Board (PB)

March 5, 2020

Minutes – Meeting

Members Present: Beth Girshman (Chair), Joseph Strzegowski (Vice-Chair), Mary McClintock, Bill Moebius, Jennifer Mullins

Other attendees: John Moore (Roaring Glen Farms, LLC), Lisa Gustavsen (Roaring Glen Farms, LLC), Alexis Fedorjaczenko (staff), Peter Jeswald, Gayle Sullivan, Elizabeth Potter

Location: Conway Town Offices

Meeting called to order at 6:00 pm

1. Motion by Joe to approve the minutes of February 20, 2020, as presented; seconded by Mary. Motion passes, 5-0-0.
2. Roaring Glen Farms, LLC special permit application – deliberations
 - a. Beth indicated that what the Planning Board needed was a narrative explanation, and the new plans make changes that are not allowable at this point in the process. Lisa and John indicated that there had been a discrepancy between the narrative and the drawings, and that the drawings have been updated to reflect what was in the narrative. Mary explained that the challenge is that the previous plans were reviewed at the Public Hearing and these are substantively different than what was presented before. Lisa asked how the Planning Board would suggest moving forward. Beth explained that what the Planning Board was looking for was a statement of clarification for how the number of plants translates to canopy space, and that there were certain minimum dimensions between the grow area and the road that were required to be specified. John explained that the narrative and drawings did not match, and it was the engineer's error. When the error was discovered, the plans were updated in accordance with known restrictions. The State is using "canopy space" as the measure, not the number of plants and this is why the narrative update was needed. Lisa asked if the narrative could be updated with an addition to reference canopy space of not more than 100,000 square feet and not acreage or number of plants. The Planning Board agreed. The Applicants will also go back to the drawing #3 revised 2/6/20, and will have the engineer add the needed dimensions.
 - b. The draft conditions were reviewed and changes from the last-reviewed draft were discussed. There was discussion about making the deed reference correct and that a correction could be made with the Applicants initialing the changes.
 - c. Motion by Bill to take a vote now on accepting the findings and order of conditions as amended; seconded by Joe. Roll call vote: Girshman: Aye; Strzegowski: Aye; McClintock: Aye; Moebius: Aye; Mullins: Aye. Motion passes.
 - d. There was discussion with Lisa and John regarding several questions. In response to a question from Lisa and John, there was discussion about what would happen if the CCC requested a change.
3. Citizens caucus – Planning Board open seats
 - a. Two terms are up, Joe's (who is not running again), and Beth's (who is still deciding).
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 discussion

5. Tiny houses, affordable housing and Zoning by-laws – No discussion
6. Planning projects discussion for FY 2019-2020, items below – No discussion
 - 8a. *Zoning use table revision (Joe and Mary)*
 - 8b. *Marijuana bylaw – medical additions – for town meeting, May 2020 ?*
 - 8c. *2013 Master plan review and update (one section) (Bill)*
 - 8d. *Multi-hazard mitigation action items*
 - 8e. *Small scale solar bylaw, 15 KW? (Beth)*

Pending and possible:

SPR(s) Hearings for tentative solar installations (Goodridge; Forcier property)
7. Mail/email – The mail was reviewed
8. Old Business – None
9. New Business not reasonably anticipated 48 hours in advance
 - a. Mary reported on the Community Preservation Commission meeting.
 - b. Beth was accepted to a three-day Keystone Project training held each year at the Harvard Forest.
 - c. There was planning discussion for next week's meeting and the Vertex Towers proposal. Joe will draft an order of conditions for discussion.
10. Schedule, PB meetings
Generally 1st and 3rd Thursdays, 6-7:30pm
Note Change of Date for March Meetings:
March 12, 2020: Planning Board Meeting (no meeting on March 19)
March 26, 2020 at Town Hall: Public Hearing on Citizens' Petition – proposed bylaw change

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

Adjourned at 7:35 pm.

Respectfully submitted,
Alexis Fedorjaczenko