

## Conway Planning Board (PB)

March 12, 2020

### Minutes – Meeting

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

**Other attendees:** Alexis Fedorjaczenko, John Moore (Roaring Glen Farms, LLC), Dean Scranton, Francis Parisi (Vertex Towers, LLC), Tom Johnson (ProTerra Design Group)

**Location:** Conway Town Offices, moved to Conway Town Hall

### Meeting called to order at 6:00 pm

1. Motion by Joe to approve the minutes of March 5, 2020, as presented; seconded by Mary. Motion passes, 3-0-0. (Jennifer was not yet present.)
2. Roaring Glen Farms, LLC special permit application – final order of conditions
  - a. The Order was signed.
3. Vertex Tower Assets – special Permit and Site Review – deliberations
  - a. Joe indicated that what was submitted for decommissioning looked fine, and has been sent to Town Counsel for review.
  - b. Francis let the Planning Board know that he met informally with the Conservation Commission on Tuesday and will file a Notice of Intent once his work with the Planning Board is complete.
  - c. Conway Town Counsel ruled that a use variance is not needed for the project. There was discussion about the project's height variance and Joe will follow up with the Zoning Board of Appeals.
  - d. The proposed Order of Conditions was reviewed and discussed.
    - i. #1 - Francis explained that once contractually agreed for a first company, they could not wait for another to sign on to begin the project. Joe explained the Planning Boards thinking which is that the height of the tower was based on accommodating multiple carriers and that the Planning Board does not want an underused tower. Francis further explained the intention to accommodate carriers into the future. Jen asked if this was built to accommodate 5G; Francis indicated that he expects that the tower will initially accommodate 4G and that it will be a long time before 5G comes to the rural areas. Tom added that 5G would be another antenna that could be added. Motion by Joe to change the proposed language from “two” to “one”; seconded by Jen. Motion passes 4-0-0.
    - ii. #2 – Francis asked that “reasonable” be added after “reserved”. The Board was amenable.
    - iii. #7 – There was discussion about the Planning Board's concern about other cutting on the land. Francis agreed that he could talk with the landowner about a radius around the tower that is a “no cut zone.” There were questions about how this is executed to the landowner who is not the Petitioner. Francis indicated that there could be signage placed at the site as one example. Francis also suggested that the condition could require “consultation with the Planning Board.” Francis indicated that if the language is emailed to him, he could comment after the meeting.

- iv. #9 – There was discussion about the feasibility of such an agreement. Francis indicated he has not seen something like this before, but that he supports it and thinks it's feasible.
    - v. #10 – There was discussion about the appropriate language to accomplish the intention here, which is that the Order reflects the latest drawings.
  - e. The Planning Board will finalize the language and work with Francis to obtain his comments. The intent is to meet again on this matter April 2, with April 16 as a backup date. Francis cannot be in attendance on April 2 and it was agreed this would be fine.
- 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. Preliminary discussion about the Public Hearing scheduled for March 26. The Board will await further information before determining how to proceed.
  - b. Another Citizens' Petition has been submitted to eliminate Article 11 of the zoning bylaws. There was discussion about when a Public Hearing could be scheduled, particularly considering uncertainty regarding the Coronavirus. April 16 was set as a tentative date (meeting at 6, hearing at 7, location at Town Hall).
  - c. Discussion about the Citizens' Petition proposed revisions to Article 11.
- 10. Schedule, PB meetings  
 Generally 1st and 3rd Thursdays, 6-7:30pm  
**Note Change of Date for March Meetings:**  
 No meeting on March 19  
 March 26, 2020 at Town Hall: Public Hearing on Citizens' Petition – proposed bylaw change

Motion by Beth to adjourn the meeting; seconded by Mary. Motion passes, 4-0-0.

Adjourned at 7:30 pm.

Respectfully submitted,  
 Alexis Fedorjaczenko