

Conway Planning Board (PB)

April 16, 2020

Minutes – Meeting by Zoom (phone/video)

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

Other attendees: Alexis Fedorjaczenko (Staff); Mary Byrne

Location: Remote by Zoom (phone/video) in accordance with memo from Town Administrator dated March 17, 2020 (“Logistics for Committees During the COVID-19 Emergency”)

Meeting Called to order at 6:00 pm

1. Motion by Mary to approve the minutes of April 2, seconded by Joe. Motion passes 5-0-0.
2. Vertex Tower Assets special permit
 - a. Joe explained that the time clock for statutory appeals has been paused (tolled) due to closure of the land court and covid-related state of emergency.
3. Elections – open seat
 - a. Town meeting has been moved to June 8, assuming the election will be following that. Beth reminded everyone to keep reaching out to people who might be interested.
4. Update on certification of Roaring Glen Farms, LLC special permit
 - a. Joe stated that, as above (see #2) Roaring Glen Farms has 17 days remaining on the appeals clock after land court opens again.
5. Conducting public hearing – details to work out prior
 - a. There was general discussion about logistics and technical details.
6. 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)
 - a. Beth reviewed this document and agrees with Joe, there is a lot for the Planning Board to do. Mary agreed there are things the Board could look at with regards to zoning bylaws. She suggested the first step might be for the Board to review the document together and to decide what to tackle. Beth pointed out the item above is what the Town Administrator asked the Planning Board to tackle. Beth suggested that at a future meeting she will come to the table with a few suggestions from this plan.
7. Affordable housing, tiny house and Zoning by-laws

- a. Joe reminded the group there are several pieces of this including potential new state level legislation, and whether Conway would want to change zoning that would allow for tiny houses on an existing dwelling lot. There was general discussion. Beth stated she would prefer not to make bylaw changes all about tiny houses. Mary agreed that the larger subject is about having more than one dwelling structure on a lot, and that this ties in with affordable housing. Mary would like to keep the topic on the list for when there is time.
8. Zoning use table revision (Joe and Mary) – for FY 2021? – no discussion.
 9. Mail/email – none.
 10. Old Business – none.
 11. New business not reasonably anticipated 48 hours in advance –
 - a. Mary shared information about a virtual training related to housing needs during the coronavirus emergency, including using CPA funds and other local resources. The session is April 22, from 10:30 to noon. Mary will share the email and hopes someone from Conway can attend (she cannot).
 - b. Alexis and Joe provided a brief update of the cell tower proposal in Ashfield.
 12. Schedule, Planning Board meetings
Generally, 1st and 3rd Thursdays, 6-7:30 p.m.
Upcoming Meetings: May 7, 2020; May 21, 2020; June 4, 2020; June 18, 2020

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

Phone meeting concluded at 6:50 pm.

Respectfully submitted,
Alexis Fedorjaczenko

Conway Planning Board (PB)

April 16, 2020

Minutes – Public Hearing by Zoom (phone/video)

Public Hearing Called to order at 7:00 pm

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

Other attendees: Alexis Fedorjaczenko (Staff); Mary Byrne; Gary Fentin; Susan Fentin; Giles McNamee; Dusty King, Dean Scranton; Peter Jeswald; Joe Price; Elizabeth Potter; Emmet Hayes; Robert Kenney; Bob Armstrong

Location: Remote by Zoom (phone/video) in accordance with memo from Town Administrator dated March 17, 2020 (“Logistics for Committees During the COVID-19 Emergency”)

1. Beth opened the Public Hearing, introduced the Planning Board, and explained the purpose of the Public Hearing.
2. Presentation by Susan Fentin. As background, Susan indicated that the existing bylaws were the town’s best effort to structure marijuana establishments in a way that would work for everybody, but that there are areas that could be revised to provide more protection for Conway residents. Susan acknowledged that this would not affect the Roaring Glen Farms proposal, but would be for any new projects. Susan walked through the document titled, “Memorandum in Support of Conway Bylaw Amendments Regarding Marijuana Establishments” section by section.
3. Mary reminded everyone that the Planning Board is not the final decisionmaker on this proposal. It will go to a vote of the Town of Conway. The Planning Board will forward the proposed change to the town with recommendations.
4. Joe asked several questions about setbacks, and there was general discussion. Mary asked related questions about distance from businesses. Susan and Gary explained they are most concerned with the distance from residences.
5. Beth explained that there are aspects of the proposed changes that seem like an overreach. There was discussion. Beth also pointed out that the articles attached to the “Memorandum” are from Oregon and are several years old. She asked if there is any more local information. Susan indicated that there is not a lot available from Massachusetts because the law is so new. There was additional discussion with regards to the intent of the amendment to Section S.
6. There were no questions from Jennifer and Bill.
7. Bob Armstrong said that he is confused by the multiple versions of documents on the website. Bob also shared that he thinks of marijuana as agriculture even if the legal definition is different, and with that lens it is hard to grapple with the extent of these proposed changes. Joe added that he similarly sees marijuana more as regulated farming than manufacturing. Gary explained that after submitting an initial amendment, and meeting

with a subcommittee of the Planning Board, the revision was drafted. Mary said that it sounds like the information on the webpage needs to be clarified and renamed.

8. Dusty King said in response to an earlier question from Joe that residential areas are likely to have children living in the area. He added that because marijuana is a controlled substance he feels the additional requirements are appropriate, and that even with regular farming there are some activities that residents do not want closer to their properties.
9. Peter Jeswald said that he thinks it's a red herring to compare corn or hay with marijuana, because marijuana is a controlled substance and not legal in many parts of the country.
10. Susan Fentin summarized that they wanted to help people in town be able to make decisions about the neighborhood they live in. Gary Fentin added that they appreciate everyone's input and questions. Susan said they are happy to answer further questions.
11. Beth reminded everyone that the Planning Board is accepting written comments through the end of April, mostly because the Planning Board wanted to ensure adequate access for everyone in town.
12. Joe Price asked about next steps. Mary explained that the proposal will go to Town Meeting.
13. Susan Fentin asked about how the Planning Board will forward their recommendations to Town Meeting. There was general discussion about the process. Mary explained that anyone in town could bring their own suggestions for revisions.
14. Susan Fentin asked about the status of the other Citizens' Petition. Beth explained that it was withdrawn.

Motion by Mary to close the Public Hearing and allow written comments until April 30 by email to planningboard@townofconway.com; seconded by Bill. Motion passes 5-0-0.

Respectfully submitted,
Alexis Fedorjaczenko