

**Conway Planning Board Minutes**  
**Monday, August 8, 2022**  
**Via Zoom**

**Meeting convened** at 7:04 p.m.

**Members present:** Chair Beth Girshman, William Moebius, George Forcier, Jennifer Mullins (for early part of the meeting)

**Absent:** Susan Fentin

**Public in attendance:** Chris Waldo and Mike Kurkulonis concerning Roaring Brook Road.

**Administration:** July 7 minutes approved: Mullins moves; Girshman seconds; Moebius for; Forcier abstains. Fentin absent.

**Common Driveway:** Discussion was held about the town's driveway provisions in the zoning bylaw and specific implications for a house lot of Chris Waldo on Roaring Brook Road. He hopes to share part of a driveway owned by Mike Kurkulonis off Roaring Brook Road now used by two dwellings.

Noting that current zoning has more rigorous and expensive driveway construction requirements if three or more homes share the access, Kurkulonis complained that allowing a third home to use his driveway would require him to make expensive upgrades to the whole stretch. He argued that that provision should be changed to allow a third house to use the same basic driveway allowed for two.

Planners noted that they have no power to waive the driveway rules to allow Waldo to use Kurkulonis's driveway without triggering an upgrade. That would require a review of the current zoning, public hearings of possible changes and then a positive Town Meeting vote, a process that would likely take up to a year and might not deliver the result he seeks.

Kurkulonis complained the current requirement lacked common sense and has probably discouraged development of back lots that would require expensive shared driveways. He has two or three more house lots he would like to sell or give to his children.

At one point Waldo said he wondered if it mattered whether he sought to access the common driveway via a right-of-way and not through his lot's frontage.

Girshman said the board could check that legal fine point with the town's lawyer if he wanted, but that was never resolved.

She also said this issue could be part of a planned discussion of cluster zoning, in which several lots, presumably sharing a driveway, are grouped together in a small area, leaving a larger area of undeveloped land around the cluster.

After the cud was chewed thoroughly, Girshman, noting two board members were missing from the discussion, said she would take up the possibility of reviewing the driveway bylaw with the

full board in September.

**Wireless bylaw revisions:** Girshman reported that the Franklin Regional Council of Governments told her there are no state model bylaws on telecom towers. Following this year's special permit review for a cell tower on Route 116, the board is considering updating Conway's bylaws regulating cell towers and is looking for other examples. Chris Waldo, recently elected to the Selectboard, is a professional in the telecom field and has offered to work with the Planning Board on more ideas to see if it's worth updating our current law.

**River corridor overlay:** The board hasn't heard from regional planners in a while on plans to develop special overlay zoning controls for the South River corridor. Girshman will reach out to them to see where that proposal stands

**Adjourned 8:02 pm:** Moved by Forcier; seconded by Moebius. Voted by Girshman. Absent: Fentin and Mullins.