

Conway Planning Board Minutes
Thursday, October 6, 2022, 7-8:30 p.m.
Location: Meeting conducted remotely, Zoom link below

Present for the Planning Board: Beth Girshman, Chair, George Forcier, Bill Moebius, Jenn Mullins, Joe Stzregowski, Associate Member

Absent: Susan Fentin

Others Present: Louise Beckett, Administrative Assistant to the Planning Board

Beth opened the meeting at 7 p.m. and welcomed Louise to the meeting and to the Planning Board

1. *Review and approve minutes of September 1, 2022*
On a motion from Bill to approve the minutes of September 1, 2022, George seconded, all said aye and the vote was unanimous in favor. Beth to send the approved minutes to Louise to be posted on the website.
2. *Wireless/telecommunications bylaw, next steps*
Beth met with Chris Waldo and talked about areas of the bylaws that could be changed. There is no state-wide model for a wireless bylaw. For revised Conway bylaw, Beth suggests focus on: definitions that need to be changed; potentially adding setbacks from residences; building process, erosion control, environmental concerns. Include possibility of small-cell wireless units - mounted on poles - would that require special permit? Joe reminds us that 116 is a state highway so would we have any jurisdiction? This is unclear.
George asked if other town bylaws could be shared with Conway PB members. Beth will identify several and send to PB members.
Should any revised bylaw be presented for the June 2023 annual town meeting? Yes, with likely public hearing in the spring. George expressed interest in working with Beth on revising our Wireless/telecommunications bylaw.
3. *Commercial business bylaw – 50-person limit*
Christina Conklin, who has a big barn on Roaring Brook Road, approached the Board indirectly as she is contemplating using her Roaring Brook Road property into a destination venue. More than 50 people may be on site at one time. Question - does our existing commercial business bylaw need to be revised? What's the purpose and what should happen next in the process in general. The question was asked, what is the definition of 'occasional'? If you're marketing yourself as a venue it's different than creating a business. It's on the open market to be rented, but you would assume there would be as many events as the market would bear. What's the difference between commercial and non-commercial use? How would they handle issues like noise, off-road parking, septic system requirements?
Beth thinks it is not the bylaw needing to be changed. This could be addressed through the existing special permit process. Joe agreed that if it's a commercial use they need to apply for a special permit. Approval would include information about size, anticipated use, Board of Health approval, parking and policing approval. Beth will follow up with Véronique and Christina.
4. *Small Town Housing Working Group, FRCOG – rep from PB?*
Would anyone want to be a representative to this Working Group? They have monthly meetings as far as we know. They meet regarding all things in regard to housing.
5. *Future items:*

River corridor overlay zoning

Reached out to Kimberly Noake McPhee about it. Joe thought Kimberly wants the Planning Board to pass an overlay district for the river corridor. Beth asked if any proposed bylaw language exists already about this? There followed some discussion of potential areas in town that may be affected, as building in such an area is problematic. Is it a zoning issue? If building outside the buffer zone, ConComm wouldn't be involved. Bill and Joe expressed interest. Beth will follow up with Kimberly.

Revision of Cannabis bylaw

The Board received an email from a lawyer with a client who wants to start a cannabis business on 0 Shelburne Falls Road. Joe explained that a lot number is not assigned until a structure exists on it. The Selectboard is taking this up at their next meeting. Selectboard would negotiate a community host agreement with two requirements: draft a community host agreement, and do a community outreach informational meeting. The potential developer wanted any community outreach meeting to be via Zoom. Discussion followed about existing cannabis bylaw, referring back to Planning Board decision to amend the existing special permit for Roaring Glen Farms, LLC cannabis operation. Due to the nature of the amendment for craft cooperative businesses, several Planning Board members expressed interest in revising existing bylaw to clarify the language about craft cooperative owners. This would require a public hearing and a vote at town meeting.

Potential general bylaw revisions

General Zoning Bylaws need to be looked over - some bylaws likely could use modernization.

6. *Upcoming meetings: topics, dates*
Beth will be out of town from November 9 to December 1, so any meetings then need to be via Zoom and/or hybrid.
7. *Mail/email*
The cannabis lawyer email referred to above.
8. *Old business*
None
9. *New business*
None
10. *Public comments*
None

Upcoming Meetings: 1st and 3rd Thursdays: October 20; November 3, 17

At 7:55 on a motion from Bill to adjourn, George seconded, all said aye and the vote was unanimous in favor.