

Conway Planning Board Minutes
October 20, 2022, 7-8:30 p.m.
Location: Meeting conducted remotely, via Zoom

Present for the Planning Board: Beth Girshman, Chair; Susan Fentin, George Forcier, Bill Moebius, Jenn Mullins; Joe Strzegowski, Associate Member

Others Present: Allison Gage, FRCOG; Louise Beckett, Assistant to the Planning Board

Beth called the meeting to order at 7:02 p.m.

1. Review and approve minutes of October 6, 2022

On a motion from George to approve the minutes of October 6, 2022, Beth seconded, all said aye, and the vote was unanimous in favor.

2. Wireless/telecommunications bylaw, next steps

George and Beth met and spoke of revisions to our existing bylaw. Buckland, as an example, seems closest to Conway's logistics and concerns. Should we use some of the language in the Solar bylaw when looking at revising wireless? Currently, some things are missing, ex. Noise concerns, historic district restrictions. We have a 'minimalist' approach right now - some other towns' bylaws are more robust - how about a middle ground? Possibility of small cell? No time frame as yet, but Beth would like to know what people think is important and when to get it ready to be on the town meeting in 2023. George felt he could identify items to be considered by the Board by Thanksgiving. Beth agreed that if we can bring changes to the December 1 meeting, we would have time to get it on the June 2023 town meeting warrant.

3. Commercial business bylaw – 50-person limit

The Board talked about looking at the bylaw, but should it be revised? Special permit would be the best process - make it as simple as possible. Any prospective business that plans to host regular events that serve liquor would have to work with Board of Health and Selectboard. George: put out a statement and run it by Véronique and the Selectboard.

4. Report on Increasing Diversity in Rural Housing workshop - Beth gave brief update on the web event she attended and which was covered in the *Recorder*. We have allowed 2 family duplexes by right, since 1972. Has one ever been built? There's perception that people do not want to build duplex or multi-family housing in Conway. One topic at the webinar was why no starter homes are being built. Is this something a town could do on its own? For the Habitat for Humanity home, the land was donated. There's a lot of rural poverty and a lot of people who can't afford to rent or buy. Susan noted that affordable housing requires a developer and that Conway does not appear to have ability to attract a developer. The equivalent of a starter home might be detached accessory dwelling unit. More discussion needed.

5. Future items:

- *River corridor overlay zoning*

Allison Gage, FRCOG, gave an overview of where we are on this project. The main difference is the area between the 100-year and the corridor overlay. Conway would be the first in the state to adopt such a district. We have updated the floodplain; mapped the river corridor which lets us see where we are vulnerable in terms of climate resiliency. The new overlay is a bit more protective than what we have in place. There is a small amount of funding: Two or so meetings would allow for more in-depth discussions. Beth asked about the possibility of bringing in someone else to help working on this on an ad hoc basis? Susan said it should be o.k. for a citizen to work on a draft, and then it goes to the Planning Board for consideration and is their decision.

How much do we want to limit development? We have our village center which is close to the river. How does (the overlay)? impact existing homes/businesses? Allison suggested that you could have different provisions in the center - that requirements could more relaxed.

We won't likely go to town meeting in June, because of the amount of work and need for public outreach/education. 2024 is more realistic. George asked how we might now most productively use the grant, then after that would we need technical assistance. Could FRCOG help with this? Allison felt that two meetings would give us progress on the draft. At our November 3 and December 1 PB meetings, we will allot up to 45 minutes to work with Allison/FRCOG on these drafts of potential river corridor overlay zoning bylaws.

- *Revision of Cannabis bylaw – possible change; potential public hearing*

Joe submitted a sentence that would address the potential revisions needed, concerning cooperative ownership structure for craft cooperatives. Beth will share with rest of board.

- *Potential zoning bylaw revisions*

This may need to be postponed to the early part of 2023.

6. Mail/email

Notices of public hearings from Whately and Ashfield

7. Old business

None

8. New business

None

9. Public comments

None

Upcoming Meetings: 1st and 3rd Thursdays

November 3, 17
December 1, 15

Adjourn At 8:01 on a motion from Susan to adjourn, George seconded, all said aye, and the vote was unanimous in favor.