

Conway Planning Board Minutes
November 3, 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; Joe Strzegowski, Associate Member

Others Present: Kimberly Noake MacPhee, Allison Gage, FRCOG; Louise Beckett, Administrative Assistant to the Planning Board

At 7:07 p.m. Beth convened the meeting.

1. Review and approve minutes of October 20, 2022

On a motion from George to approve the minutes of October 20, 2022, Susan seconded, all said aye and the vote was unanimous in favor.

2. Wireless/telecommunications bylaw, next steps

George and Beth are meeting November 9th to make potential changes for the December 1st meeting.

3. Community information session, November 14 – proposed outdoor cannabis cultivator

A cultivator has leased land on 0 Shelburne Falls Road for this purpose. The information session to take place on November 14 has been published as a legal notice, and abutters are being notified. Flyers will be posted around town and the Town Administrator has been encouraged to write a press release. A link has also been posted on the website. When a town is approached regarding a cannabis cultivator/retailer, there is a community outreach information session. Interested parties are encouraged to submit questions prior to the meeting. If the cultivator decides to proceed, they will work with the Selectboard on a community host agreement and apply for a special permit.

4. River corridor overlay zoning discussion – Allison Gage, FRCOG

Kimberly gave a brief recap about what river corridors are and why they're important: A river corridor includes the area of the active river channel and a portion of the land adjacent to it that's in its flood plain, encompassing not only the land, but its habitat. Zoning is an effective means to regulate development as a hazard-mitigation tool. Conway has an elaborate process for discussing and moving the boundaries of the river channel but what determines how it can be changed as regards proposed development? The river corridor overlay district and the 100 year flood plain are two different things: How do we determine what the possibility/probability of flooding might be at any given time if we extend the area of concern beyond the 100 year flood plain? If we are going to apply protection/restrictions to a wider area than we currently have, there may be opposition at town meeting, especially if the scientific evidence is not convincing. This discussion will be continued to the December 1st meeting.

5. Future items:

Revision of Cannabis bylaw – possible change; potential public hearing

PB is considering a revision to existing cannabis bylaw that will address the ownership structure of craft cooperative cannabis operations. Joe sent a potential revision, based upon the special permit amendment that PB issued last year. Beth will inquire of town counsel before setting public hearing date for this potential revision.

Potential zoning bylaw revisions

Beth to write to FRCOG to ask their thoughts and how other towns have handled bylaw reviews. It is possible to hire an outside company to do this. The standard way to revise bylaws is to write a bylaw is with a use table: If it's not in the table, you can't do it.

6. Mail/Email

None

7. Old business

None

8. New business

Beth spoke with the Town Administrator re: our yearly plans, goals, and what we're hoping to get done. Difficulties? Not enough personnel. Do we need any of our files digitized? The Town Administrator is working on a stipend for planning board members, and it will likely be on the June warrant.

Do we want to return to in-person meetings? To be discussed on November 17th. Beth will be out of town, but will ask Jenn Mullins to chair and will try to access the meeting remotely.

9. Public comment

None

Upcoming Meetings : 1st and 3rd Thursdays

November 17

December 1, 15

Adjourn: At 8:20 p.m. on a motion from Susan to adjourn, George seconded, all said aye and the vote was unanimous in favor.