

Conway Planning Board Minutes
Thursday, December 1, 2022, 7-8:30 p.m.
Location: Meeting conducted remotely via Zoom

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

Others Present: Allison Gage, Kimberly MacPhee, FRCOG

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

1. On a motion from George to approve the minutes of November 3, Bill seconded, all said aye and the vote was unanimous in favor.

On a motion from George to approve the minutes of November 17, 2022, Jenn seconded, all said aye and the vote was unanimous in favor.

2. *River corridor overlay zoning, next steps (FRCOG, Allison/Kimberly)*

The flood plain bylaw has been updated to be in compliance with the national flood insurance program. At tonight's meeting, Allison and Kimberly will address questions as to how the river corridor interacts with the wetlands protection act and the 100 year flood plain district. The objective of the revised bylaw is to protect property rights while maintaining the integrity of the river. The maps show an approximate area: we would have to survey to get an accurate mapping of the floodplain area which could be costly. There was discussion on how best to present the proposed bylaw change to the public; how to engage the audience at a public hearing or at town meeting. Other issues discussed were addressing erosion, the impact of flooding on leach fields, and the necessity of applying for DLTA funding, should the Board wish to continue working with the FRCOG on this matter.

3. *Wireless/telecommunications bylaw, next steps (George/Beth)*

George has re-sent the material on the bylaw. Looking for areas of disagreement. Is there consensus that we want to revise the wireless telecommunications bylaw? Yes. It was proposed that at the December 15th meeting, George could walk down the list to see which items we want to put into the bylaw, and which to leave out. Should there be more specifics in the bylaw, or should we require special permits? It was expressed that the bylaw ought to make specific criteria clear so the applicant knows what s/he's up against. In comparison, the solar bylaw is very specific. If we go forward with this, we will be drafting something, discussing it, and we will have to do a public hearing, preferably in the spring.

4. Future items:

- *Revision of Cannabis bylaw – possible change; potential public hearing*
No discussion

Beth to do:

- Roaring Brook: ownership structure
- Request DLTA funds: speak with the Town Administrator/Selectboard
- Contact the Conservation Commission regarding the River Corridor Overlay
- Ask about the Mullin Rule

- *Potential zoning bylaw revisions*
No discussion

- 5. *Mail/email*
None

- 6. *Old business*
None

- 7. *New business*
None

- 8. *Public comment*
None

Upcoming Meetings: 1st and 3rd Thursdays

December 15 - via Zoom

January 5, 19 - hybrid option

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