

Conway Planning Board Minutes
December 15, 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 Stzregowski, Associate Member

Others Present; Louise Beckett, Assistant to the Planning Board

At 7:04 Beth called the meeting to order.

1. *Review and approve minutes of December 1, 2022*
On a motion from Jenn to approve the minutes of December 1, 2022, Beth seconded, all said aye and the vote was unanimous in favor.
2. *Budget for next fiscal year – possible stipends for Planning Board members*
Town Administrator Véronique sent a template for the budget which includes office supplies, public hearings, legal costs, training, etc. A slight increase in the line for legal costs should be requested as we have at least two hearings that we know of. Stipends: Some other boards receive stipends; At Véronique's request, FRCOG is doing a review to see what other towns do. Possible stipends for the planning board proposed by the Town Administrator: \$500 per member, which would have to be approved at Town Meeting. BOH gets \$1,000 per year per member and Selectboard and Assessors get \$1,600. Might be best to get comparisons from other towns through FRCOG before coming up with a figure. A stipend would be reported as income if over \$600.
3. *Wireless/telecommunications bylaw, next steps (George/Beth)*
Specific requirements exist in other towns' bylaws; ours is currently very general. Do we want to stay with what we have or do we want to be more specific, by building more into the bylaw? Rather than codifying, we could go with a checklist. In either case, these are things other towns use in various degrees, and are more specific. We could have a list which would be available to the applicant so s/he knows what is expected. In the interest of transparency, we could build it into the zoning section. Maintenance: you need to assure that once it's built it doesn't fall into disrepair. If the property is sold, the new owner takes on the specific special permit/order of conditions imposed on the original applicant. Concern: setbacks/amount of property needed around a freestanding cell tower. How often do cell towers fall? You can put a specific requirement into the bylaw, but an applicant can ask for a variance. Doesn't hurt to state what your preference is. If a tower falls over and hits my house, I need to have a contract with the owner that covers me for damages. Having a tower near your property: does it reduce the value of your property? What about setbacks? Radiation concerns: Do we want to assure those concerned about radiation that we are doing all we can to get answers? Our bylaw should be covering residential and commercial properties only and address freestanding towers only. We have a decommissioning agreement, which gives us access to the site. Landscape agreement: can't clear anything other than what is required for the cell tower itself. Can the Board legally do any regulating on State roads (116)? Final testing for frequency and power levels: who measures and assures they comply with FCC regulations? George and Beth will take a look to see what the FCC testing requirements are on a yearly or other basis regarding radiation testing. April should be the goal to set a hearing.

4. *Future items:*
 - **Revision of Cannabis bylaw – set public hearing date**

This will be part of the next meeting. Roaring Glen owners are the same as they have been: only themselves. Their special permit expires in two years. They had one year for construction; two to commence operation so we should remind them to renew and ask Town Counsel if the state has changed the requirements. Our bylaw states that they need to comply except for ‘good cause’.
 - **River corridor overlay zoning - next steps with Conservation Commission/Selectboard**

Beth wrote to the Selectboard and the Conservation Commission to ask that Bruton attend a meeting discuss this issue. We should do a hydraulic study of the South River using the projected climate change flood data to do a flood analysis.
 - **Potential zoning bylaw revisions**

George ran across something else: if someone doesn’t like our decision they can go to the ZBA. People are now going directly to superior or land court. It’s messy if one board is presented with an appeal against another board. It’s more objective and we should consider it in our changes.
5. *January 19 Planning Board meeting – proposal to replace with CPATC workshop attendance on January 12*

Do we want to go to this webinar workshop, in lieu of the January 19th planning board meeting. It’s not the only thing we do, so perhaps we should keep our January 19th meeting. George volunteered to attend the webinar and write something up for the Board.
6. *Mail/email*

Beth answered some email questions, mostly construction-related. The other mail has to do with Buckland, Shelburne and for Whately, there was a ZBA Notice of Decision allowing for a variance for an outdoor marijuana to grow indoors as well.
7. *Old business*

None
8. *New business*

Joe said he reached out to Nexamp and they are getting closer but not there yet. They will probably change the inverters which convert to solar power from the AC on the grid. The problem is that the noise they’re making is within human audible range.
9. *Public comment*

None

Upcoming Meetings: 1st and 3rd Thursdays

January 5, 19

The decision has been made to stick with Zoom through January and February and revisit hybrid meetings in the spring..

At 8:30 p.m. on a motion from George to adjourn, Bill seconded, all said aye and the vote was unanimous in favor.