

Conway Planning Board Minutes
Thursday, January 5, 2023, 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

Beth called the meeting to order at 7:00 p.m.

1. *Review and approve the minutes of December 15, 2022*

On a motion from George to approve the minutes of December 15, 2022, Bill seconded, all said aye and the vote was unanimous in favor.

2. *Mullin Rule – discussion and recommendation*

Basically a member of a board can still participate in decision-making if they were not present at the meeting so long as they review the minutes, watch any recording of the meeting, and certify in writing that s/he has examined all evidence received at the missed session. Beth to contact the Town Administrator giving her the Board's agreement to adopt this rule (Chapter 39, Section 23 D).

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

We need to submit the language for the warrant for the June Town Meeting in the spring. So we should have a good draft by then; not necessarily the final language by early March.

George presented a number of topics that could be tightened up in the proposed bylaw, including:

- Requirement of an Operation Maintenance Plan
- Drop Zone
- Clearing of Natural Vegetation; Maintaining qualities of the natural environment including a Landscape Agreement and Decommissioning Agreement
- Radio frequencies
- Tip-over: only applied to freestanding towers
- Screening & Camouflage to minimize visual impact of the tower (includes Equipment Shelters - how many and how big?)
- Lighting
- Roads/Parking
- Impact on Historic Buildings/Districts
- Impact on Scenic Roads and Vistas/Placement on Ridges/Burying Utilities
- Length of the Building Permit
- Subsequent Modifications
- Subsequent Equipment Upgrades

A detailed discussion of these points took place, and there was agreement on several of them as to how specific the bylaw should be. George will continue to work on the language of the bylaw with the view of scheduling a public hearing in the spring.

4. *Future items:*

- *Revision of Cannabis bylaw –set public hearing date*
No discussion
- *River corridor overlay zoning, next steps with Conservation Commission/Selectboard*

No discussion

- *Potential zoning bylaw revisions*
No discussion

5. *Reports from CPTC webinar trainings*
No Discussion

6. *Mail/email*
None

7. *Old business*

Beth wrote to Vertex to find out what they are up to. Vertex has not responded, but it was close to the holidays so maybe that's why we haven't heard back.

8. *New business*

DLTA request for funding from FRCOG: What are our top three priorities that we would want technical assistance with? Our top three: (1) River Corridor Overlay Management; If we were to choose 2 and 3: (2) Master Plan Grant Application/Management Assistance: Housing; (3) Wastewater Committee: Sewer Project: Help writing grants to accomplish this \$2M project for 40-50 homes in the downtown area.

9. *Public comment*
None

Upcoming Meetings : 1st and 3rd Thursdays

January 19

February 2, 16

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