

Conway Planning Board Minutes
February 2, 2023 7-8:30 p.m.
Location: Meeting conducted remotely via Zoom

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

Others Present: Chris Waldo, Selectboard Member; Louise Beckett, Assistant to the Planning Board

Beth convened the meeting at 7:00 p.m.

1. Approval of minutes of January 5, 2023

- On a motion from George to approve the minutes of January 5, 2023, Bill seconded, all said aye and the vote was unanimous in favor, with the exception of Susan who abstained.

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

- Proposed changes discussed in the last meeting have been added to the initial revision proposal. Further suggestions: Small cell installations are designed to accommodate 5G and are 100-150 ft. apart, mostly in larger towns. Rights of way are a consideration. who has the authority to regulate? The Selectboard has the authority for siting or moving poles. What rights do we have over Rte. 116? - as it's a state road. Our final draft needs to go to a public hearing and needs to be as complete as possible. Some mention covering the possibility of small cell installations should be included in the bylaw revision.

3. Vertex Tower Assets and Roaring Glen Farms, LLC: special permits, communications, updates

- Beth has written to both of them about their special permits but has heard nothing back. She has also sent the email to Francis Parisi, as their permits may be in jeopardy.

4. Variances for common driveway by-laws

- Current bylaw is pretty robust compared to other towns. Parallels with requirements for subdivision driveways and provides for emergency access. Under what circumstances would we issue a variance? If a shared driveway is turning to a common driveway (three or more properties), approval of the legal agreement would need to come from the Planning Board. If the slope were more than what is allowed, we would likely issue a variance upon approval of the ZBA.

5. NexAmp Solar Array update

- They are waiting for a delivery date for the new inverters.

6. Future items:

- *Revision of Cannabis bylaw – Craft Cooperative model of ownership - set public hearing date*

Public Hearing: April 20th, 7:00 p.m. The hearing would be the first item on the agenda once the meeting is convened. 7:05 open public hearing. Close the meeting, then the Planning Board meets to deliberate.

- *Revision of wireless bylaw – set public hearing date*

Public Hearing: March 30, 2023, 7 p.m. in person. Needs: Legal noticing; mailings; recording by FCAT. The final draft of the bylaw revision should be available on the website when the notice of public hearing goes out. Format: The meeting is convened and the Public Hearing is held; then the meeting is closed and the Planning Board meets **to deliberate.? Come to a decision?**

- *River corridor overlay zoning, next steps with Conservation Commission/Selectboard*

Beth heard from the Town Administrator about the Selectboard's vote on DLTA grant priorities. If the River Corridor Overlay Zoning is granted to us we would have more work with the FRCOG. This would include a bylaw revision for 2024.

- Potential zoning bylaw revisions
No discussion

7. **CPTC webinars – brief report from attendees**

- The webinar was on overlay districts. There is a slide presentation if anyone is interested. The annual conference is being held on March 18th in Worcester at Holy Cross College. If anyone is interested in going, please contact Beth.

8. **Mail/email**

None

9. **Old business**

- Memo from Jeff Stack - not received by the Chair - interested in meeting minutes
- Budget: Some members of the Board do not feel strongly about adding stipends.

10. **New business**

None

11. **Public comment**

None

Upcoming Meetings: 1st and 3rd Thursdays

- January 19 meeting was cancelled due to lack of a quorum
- February 16 - Beth will be out of town; Jenn and Susan will co-chair the meeting.
- March 2
- **March 16 Planning Board meeting cancelled for Citizen's Caucus**

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