

Conway Planning Board Agenda
Thursday, April 20, 7-8:30 p.m.
Location: Town Hall, General Purpose Room

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

Others Present: Dick McLeester; Louise Beckett, Assistant to the Board

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

1. *Review and approve minutes of April 6, 2023*
2. *Review and approve minutes of March 30, 2023, public hearing*

On a motion from George to approve the minutes of April 6, 2023, and the minutes of March 30, 2023, Bill seconded, all said aye and the vote was unanimous in favor.

3. *Public Hearing: 7:05 p.m.*

To allow public review and comment on the revision of the town's Adult Use Recreational Marijuana Establishments zoning bylaw, as proposed by the Planning Board. Final changes may be proposed at Annual Town Meeting scheduled for June 3, 2023.

The proposed revision is as follows (revisions in **bold**):

“Change of ownership: A Special Permit issued under this Article shall lapse upon any transfer of ownership or legal interest of more than 10% or change in contractual interest in the subject premises or property. The Special Permit may be **amended or** renewed thereafter only in accordance with this Article 11 and Section 63 (Special Permit) and Section 64 (Site Plan Review) of these bylaws.

(a) Exception to change of ownership requirements for a Craft Marijuana Cultivation Cooperative operated in accordance with 935 CMR 500.05: (3). The Cooperative shall annually, on or before December 31 of each calendar year provide the Conway Selectboard and Planning Board with the names and total number of all owners of the Cooperative.”

The proposal will go before town meeting on June 3rd and if approved, the current language in the bylaw will change, but if not, the status quo prevails. On a motion from George to advance the amendment, Bill seconded, all said aye and the vote was unanimous in favor.

At 7:15 p.m. as chair, Beth declared the public hearing closed, and reopened the public Planning Board meeting.

4. *Vertex Tower Assets and Roaring Glen Farms, LLC: special permits/communications/updates*
Beth has had no news and will write again in May.

5. Noise issues – Garage/auto repair shop query

The people who are using the garage have other jobs and come in after working their day jobs. If they want to go into business here, they will have to be licensed. Chris Waldo has talked with them.

6. Future items:

- River corridor overlay zoning, next steps with Conservation Commission/Selectboard
Nothing from FRCOG as yet.
- Potential zoning bylaw revisions
Nothing to discuss at this time

7. Mail/email

No new mail except that Bruton sent an email on April 18th addressing Nexamp's enforcement order and noting that they have passed the three-year mark on the project. They must either submit a request for an extension or request a certificate of completion.

8. Old business

None

9. New business

Bill noted that the CPA turned down the Pickleball groups' proposal for use of the South Meadow.

10. Public comment

None

Upcoming Meetings: 1st and 3rd Thursdays

May 4, 18

June 3 – Annual Town Meeting

June 15

Summer Schedule : July 6, August 3

At 7:35 p.m. on a motion from Beth to adjourn, Bill seconded, all said aye and the vote was unanimous in favor.