

**Conway Planning Board Minutes**  
**Tuesday, March 18, 2025, 7:15 p.m.**

**Location: TOWN HALL**

**Present for the Planning Board:** George Forcier, Chair; Members Bill Moebius, Cheryl Case and Jeff Lacy.

**Also attending** was Joe Strzegowski, former associate member; Kim MacPhee, FRCOG land use planner.

1) Approval of minutes of March 4, 2025, meeting, unanimous.

2) **RIVER CORRIDOR OVERLAY.** Review continued of proposed River Corridor Protection Overlay Zone. Because the amount of grant funding for consultant Kim MacPhee in the coming year is uncertain, it was discussed and decided to focus her time and money on developing a Powerpoint for the June 7 town meeting that would introduce voters to the River Corridor idea. After that, having tested the water of voter sentiment, we can decide how best to proceed with the money available and might know if a second grant comes through via the FRCOG.

The discussion again swirled around the presumed benefits of a zoning overlay that restricts development along the South River and Pumpkin Hollow Brook.

Kim will return on April 15 with a draft Powerpoint, that especially addresses the benefits question.

3) Discussion of new state law that will require Conway to change its **Accessory Dwelling Unit** zoning bylaw. Lacy, who has modified the current bylaw to comply with new state law, has sent copies to town counsel and the attorney general's office for their feedback, but hasn't

heard back yet. Discussion held on issues that might be addressed in revised ADU bylaw. Joe and Jeff differed on whether an ADU should be restricted to within 100 feet of a principal residence or allowed anywhere on a large lot. Joe took the more relaxed approach. Discussion ended with suggestion ADUs beyond 100 feet require a Planning Board waiver. Joe and Jeff may still collaborate on a compromise. The board seemed to agree that the town should allow use of ADUs for short-term rentals.

If we can vote on a final ADU bylaw change at our next meeting on April 1, chair will begin the process for holding public hearings on that bylaw change and on a proposed bylaw allowing certain non-residents to be appointed as associate members to town boards, with an eye toward the June annual town meeting.

- 4) Following brief discussion about inquiry from planned seller of CBD infused cosmetics on Newhall Road about possible need for special permit under the town's marijuana zoning provisions, Forcier noted the town counsel concurred that Conway's "marijuana" bylaw did not apply to CBD businesses, as CBD is derived from hemp, which is regulated by the state Department of Agricultural Resources and not derived from marijuana, which is regulated by the Cannabis Control Commission.

- 5) Next meeting April 1 2025

- 6) Adjourned 9:15 p.m.