

**Conway Planning Board Minutes**  
**Tuesday, Aug. 19, 2025, 7:15 p.m.**

**Location: TOWN HALL**

**Present for the Planning Board:** George Forcier, Chair; Members Jeff Lacey, Cheryl Case, William Zale.

**Also attending** was Kim MacPhee, land use planner from FRCOG.

**Absent:** Member Bill Moebius.

1) Approved minutes of Aug. 5, 2025, unanimously.

2) Discussed with MacPhee whether to go forward with proposed River Corridor Protection Overlay bylaw and the rationale for such a bylaw and how a zoning district is different than flood plain zones and River Protection Act rules.

Lacy questioned whether the benefits of a zoning bylaw as proposed was worth the time and expense it would cost the board and property owners given that the Conservation Commission regulates activities along the South River bank for 200 feet in each direction. He suggested a zoning bylaw might simply ban certain egregious uses but leave enforcement of other performance standards for uses in the river corridor to the Conservation Commission perhaps by promulgating a local extension of the state River Protection Act. He also questioned whether additional restrictions on use of land along the river would pass town meeting, as there are already restrictions on activities along the river and in its flood plain. MacPhee noted that proposed zoning change would regulate USES of the land and thus be more rigorous protection of the river and its erosion zone.

MacPhee said consulting attorney Donna MacNicol said it was the job of zoning and the planning board to provide erosion zone use regulation. MacPhee will ask MacNicol (in her role as advisor to the FRCOG land use planners) to meet with the board Sept. 2 to advise on the jurisdictional issues.

Afterward the board is to decide whether it wants to impose further river use restrictions and, if so, how.

- 3) The board agreed to explore whether to more precisely define what constitutes a legal home under Conway zoning, specifically addressing such structures as “tiny homes”, yurts, travel trailers and RVs. Members to research how other towns handle this.
- 4) Board will also review its thinking about rules for driveways shared by two homes.
- 5) Next meetings Sept. 2 and 16 starting at 7:15

**Adjourned 8:50 p.m.**