

**Conway Planning Board Minutes**  
**Tuesday, Sept. 16, 2025, 7:15 p.m.**  
**Location: TOWN HALL**

**Present for the Planning Board:** George Forcier, Chair; Members Jeff Lacy and William Zale.

**Also attending:** Joe Strzegowski

**Absent:** Member Bill Moebius and Cheryl Case.

- 1) Approved minutes of Sept.2, 2025, unanimously.
- 2) Discussed briefly the proposed River Corridor Protection Overlay Zone bylaw and concluded that we will wait to hear from consulting lawyer Donna MacNicol about whether some of the zoning regulation proposed could be better handled through a local wetlands law enforced by the Conservation Commission.
- 3) Discussion continued about what constituted a dwelling for purposes of living permanently on a house lot in Conway. Current town zoning is largely silent on the specifics. "Mobile homes," now referred to as "manufactured HUD homes" are being treated the same as site-erected homes for zoning purposes, as are so-called tiny homes, if affixed to a foundation with septic system. Jeff proposed a new definition of "dwelling unit" and "mobile housekeeping unit" and making distinctions also between permitted dwellings and tents. But questions remained about year-round use of tent-like structures such as yurts and how building codes and health sanitation rules apply. Lacy and Forcier will try to talk with building commissioner and board of health before next meeting.
- 4) Board will review its thinking about rules for driveways shared by two or more homes. That discussion advanced to next meeting.
- 5) Next meeting Oct. 7 and 21, starting at 7.

**Adjourned 9 p.m**