

Town of Conway

Minutes of the Conway Planning Board Meeting, February 18, 2016

Present: Chairman Joseph Strzegowski, Mary McClintock, Sue McFarland, Tami Borton and David Chichester.

Absent: Andy Jaffe (A).

Chairman Strzegowski opened the meeting at 7:00 p.m. in the Conway Town Office.

Guests: None

1. The minutes of the February 4, 2016, regular meeting were approved as written. Unanimous.
2. There was a brief discussion reprising the results of the February 8th Special Town Meeting's passing of the proposed **Bylaw on Noise, Earth Removal and Related Disturbances for Large Scale Industrial and Commercial Facilities**, as presented by Mr. Strzegowski and Ms McClintock. There was surprise that the Bylaw passed unanimously. It was felt that the handouts, which were accessible and succinct in summarizing the major points, were very instrumental in getting to the final vote. And, of course, the clarity of the presentations and discussion leadership by Mr. Strzegowski and Ms McClintock were key.
3. Ms McFarland reported that the local *AdHoc* Pipeline Committee has not met since the last Planning Board meeting. Next meeting is scheduled for February 24.
4. Mr. Strzegowski reported that the Regional Pipeline Committee, funded by four towns, has requested quotes for consultant studies re: Road Analysis and Water Quality, defining needs and parameters relative to Pipeline construction. Bids are due back at the end of March.
5. Mr. Strzegowski had reported at the last meeting that he had met with a consultant, retained by Verizon, to investigate possible sites in Conway for placement of a new cell tower. Most recently, according to the Chairman, they have reported they now are only interested in a possible siting at the Conway Transfer Station property. They will be doing a more extensive analysis and coverage studies. In consideration of keeping the Town apprised of the progress of this project, a motion was made to notify the Greenfield Recorder that there will be tests within the next several weeks. Publicity is encouraged. Passed unanimously.

ACTION ITEM:

Mr. Strzegowski will contact the Recorder.

6. By copy of a letter from the Building Commissioner to a resident on Hickory Ridge Road, the PB was notified that the resident's desire to change the use of his workshop to a residential dwelling had been denied. This is because the current lot currently has a house on it, and only one dwelling is allowed per building lot. The resident was advised to seek a zoning Variance from the Conway Board of Appeals. Apparently, there is also some confusion regarding setback from the property line, and the resident was advised to contact the Planning Board.

Discussion of this matter by the PB raised questions about the comparative roles, responsibilities and jurisdictions between the Planning Board and the Board of Appeals. It also raised issues regarding the purpose of the bylaw defining one dwelling per lot. Motion made to initiate a joint meeting between the PB and the ZBA to clarify. Passed unanimously.

ACTION ITEM:

Mr. Strzegowski will contact Mr. O'Rourke of the ZBA to schedule a joint meeting.

7. Discussion continued from earlier meetings about business permits for auto dealers and how many vehicles one is allowed to have on his/her premises. The PB would like to pursue the development of a bylaw that clarifies the number of vehicles permitted as a condition of the license to do business. Specifically, it is recommending that, in the Zoning Bylaws, a Special Permit be required in each instance and that, in the General Bylaws, an applicant would need to have a Special Permit in order for a business license to be issued. Also, it is recommended the Special Permit and License both "run" with the owner and would not be transferable.

ACTION ITEM:

Ms Borton will develop drafts of both proposals and an action plan for implementation.

8. There was discussion of whether to further seek recommendation of the bylaw changes that were proposed at the May, 2015 Town Meeting but were not passed. Specifically, these related to Cottage Industry and Home Based business sections of the Zoning bylaws. Motion: That the PB NOT consider bringing these proposals back to the May, 2016 Town Meeting. Passed unanimously.
9. There was a brief discussion of content for inclusion in last year's Annual Town Report. Ms McClintock will draft the report and send to Mr. Strzegowski to finalize and submit to the Town Administrator.
10. In view of the upcoming Town Caucus, there was brief discussion about candidates who are interested in running for either the one year or three year positions on the PB. Ms Borton indicated she is interested in running for either. Although, Mr. Jaffe was not present, he had earlier indicated he was also interested, and either position would be acceptable to him.
11. Mr. Strzegowski reported that the *AdHoc* Wastewater Committee had identified a new design option that could possibly solve some of the problems heretofore encountered in locating sites for the septic facilities. With this new Alternative Technology, the committee is more hopeful of identifying two parcels of land that would be appropriate for the location of septic leach fields. The Committee will be meeting soon with the Board of Health and the Consultant to plot next steps.

There being no further business, the members voted unanimously to adjourn the meeting at 8:45 p.m.

NEXT MEETING: The next regularly scheduled meeting will be on Thursday, March 3, 2016, 7:00 p.m. at the Conway Town Office.

Respectfully submitted,
David I Chichester