

Town of Conway

Minutes of the Conway Planning Board Meeting, March 17, 2016

Present: Chairman Joseph Strzegowski, Mary McClintock, Sue McFarland, Andy Jaffe (A) and David Chichester.

Absent:

Guest: James Allyn

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

1. The minutes of the March 3 2016, regular meeting were approved as written.
2. James Allyn, 674 E Guinea Road, appeared before the PB to request approval to establish an additional access to his property. This was facilitated by his acquiring .7723 acres from his neighbor. New surveyor's plot plans were approved unanimously and signed. As this is the second driveway to a back building, he would like to establish a second address. Motion approved to recommend House A and House B, to be confirmed by the Highway Superintendent.
3. Mr. Strzegowski noted that the PB needs the ability to store documents digitally and in a central and protected facility. He has recommended to the Town Administrator that the PB be included in the Town's central IT system.
4. Mr. Strzegowski reported that he had been informed by the Town Clerk that the Protective Bylaw changes regarding *Noise, Earth Removal, and Related Disturbances for Large Scale Industrial & Commercial Facilities*, passed at the February 8 Special Town Meeting, should be resolved by the Attorney General's office by June 6, 2016.
5. Mr. Strzegowski reported on his attendance at the last Regional Pipeline Committee. Evidently, the Speaker, from the Massachusetts Conservation Commission seemed rather negative about chances for blocking the FERC permit.
6. Mr. Strzegowski noted that Mr. Domash, from Hickory Ridge Road has withdrawn his recent application to change his workshop into a dwelling. The Building Commissioner has confirmed this in a letter, dated March 15, 2016.
7. Discussion continued from a previous PB meeting about the benefit for the Planning Board and the Zoning Board of Appeals to meet together to clarify roles and authorities for deciding: 1) Grandfathered lots; 2) Variances versus items not allowed by bylaw; and 3) the Merger Doctrine involving merging of multiple lots into one. PB agreed further discussion would be beneficial.

ACTION ITEM:

- Mr. Strzegowski will contact Mr. O'Rourke (Chairman of ZBA) to arrange a joint meeting.
8. There was a review and discussion of the preliminary text of the Warrant Articles submitted by the Planning Board to the Town Administrator for the May Town Meeting.

- a) Protective Bylaw change to Section 32.5 regarding the keeping of unregistered motor vehicles.
- b) General Bylaw change to Unregistered Motor Vehicles, Section 1 & 2, adding a penalty for violation and specifying the need for a Special Permit from the Planning Board which defines the number of unregistered vehicles allowed for motor vehicle businesses.
- c) The addition of two parcels of land to the current Solar Overlay District.

There was consensus that the drafted language would be presented to the Public Hearing, scheduled for April 21, 2016. (Note: Item (b), because it is a General Bylaw item, does not require a hearing). It is expected that the PB would officially recommend these Articles, with amendments surfaced during the Hearing, at its regular meeting immediately following the Hearing.

ACTION ITEMS:

- Mr. Chichester will prepare and send notices for newspaper publication. He will also send notices to abutting towns and post flyers in public places.
 - Mr. Strzegowski will ask the Town Administrator to publicize on Town web site.
 - Ms McClintock will send articles to Visitor and Caring Conway for publication.
9. Mr. Strzegowski reported that the Board of Health is discussing a recommendation to conduct testing of all wells within 1000 feet of the proposed Pipeline. No info on funding or other details.

There being no further business, the members voted unanimously to adjourn the meeting at 8:40 p.m.

NEXT MEETING: The next regularly scheduled meetings will be on Thursday, April 7, 2016, at the Conway Town Office. There will be a Public Hearing, with Planning Board meeting immediately afterwards, on Thursday, April 21, 2016, at the Conway Town Hall.

Respectfully submitted,
David I Chichester