

CONWAY PLANNING BOARD

MINUTES

AUGUST 11, 2022

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CONWAY PLANNING BOARD

MINUTES

AUGUST 11, 2022

A meeting of the Conway Planning Board was held on Thursday, August 11, 2022 beginning at 7:03 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Ben Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Erik Corbett; Eliza Grant; Mark Hounsell; Planning Director, Jamel Torres; and Recording Secretary, Jaqueline White. Alternate, Ted Phillips was in attendance.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Colbath appointed Mr. Phillips as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Phillips, to approve the Minutes of July 28, 2022 as written. Motion carried with Ms. Byers abstaining.

OTHER BUSINESS

Fairway Nominee Trust (PID 246-56) – Request to extend conditional approvals (File #S21-01 & #FR21-05): Mr. Porter made a motion, seconded by Mr. Corbett, to extend the conditional approvals for Files #S21-01 & #FR21-05 until August 24, 2023. Ms. Grant stated the Board is working on revisions and updates to ordinances and asked to have a general conversation about projects coming back for extensions on their conditional approval. Ms. Grant asked if the Board could say when you request an extension on a conditional approval that developer now has to meet the new standards to our ordinances if any were made during that time.

Mr. Porter stated that he disagrees with doing that and it could bring up litigation. Mr. Torres stated he feels the standards that were in place when the conditional approval was given should stand. Mr. Colbath brought up the former Junge's property and when the developers came in for an extension the Board gave a shorter extension period and required them to clean up the site (spray paint, broken windows, etc.).

Mr. Porter stated he feels extending conditional approvals should be taken as a case-by-case basis. Mr. Hounsell said he is not inclined to approve the extension because they have had a year to work on the conditions. Mr. Torres stated this development is unique, because they could not move forward with their plans until the new roundabout plans were finalized by the Town Engineer. **Motion carried with Ms. Grant and Mr. Hounsell voting in the negative.**

Selectmen's Report: Mr. Porter updated the Board on a recent grant opportunity for the Master Plan. The Selectmen approved using ARPA money for the Master Plan. Mr. Porter suggests writing a letter to request \$200,000 of ARPA money to update our zoning ordinances.

**Adopted: September 8, 2022 – As Written
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Mr. Colbath asked Mr. Torres if he thinks this money will be enough to accomplish both Master Plan and revising our zoning ordinances. Mr. Torres stated that will be enough money, he cautions doing both at once, typically the Master Plan informs wholesome zoning change. Mr. Torres asked when the money needs to be spent by. Mr. Porter said he thinks by the end of the year, but is not positive so will have to check on that. Mr. Colbath asked Mr. Torres if one firm could do both Master Plan and zoning ordinances. Mr. Torres stated yes, but legally they will have to do another RFQ for the zoning update.

Mr. Hounsell stated he thinks it is premature to ask for more ARPA money. Mr. Hounsell suggested moving forward with the Master Plan then doing the zoning ordinances after. Mr. Hounsell said he does not support asking the Selectmen for more money at this time. Ms. Grant stated she would like the Board to get more information on the time frame for this money.

Mr. Colbath stated the Board would like Mr. Porter to find out more information on the timeframe for this money. He feels there is a sense of urgency to update both the Master Plan and the zoning ordinances. Mr. Colbath suggested continuing this conversation at the next meeting when they will have more information on the timeframe.

Issues for consideration:

Mr. Hounsell shared his concerns about the meetings not following parliamentary rules. Mr. Torres said if the Board is interested that is something we can tackle at an upcoming work session. Mr. Colbath stated he is not aware we are doing anything against the rules, but agrees we should discuss at a future work session.

Mr. Porter shared his concerns on members attending the meeting via video. He feels now that COVID restrictions are over, that if you cannot physically be at the meeting an Alternate should take your place. Mr. Porter said members of the public have questioned why the Board of Selectmen is meeting in person, but the Planning Board allows virtual attendance. Mr. Colbath stated we will have a conversation regarding this at a future work session.

Ms. Grant stated she is okay with Board members attending the meeting virtually. Ms. Byers stated when she attends the meetings virtually, she comes into the Town Hall and spends time looking over the plans with Staff. Ms. Byers said she prepares herself for the meetings and feels she is being a functional member of the Board and feels attending virtually should be allowed. Mr. Hounsell stated he is not picking on any member of the Board; he is just talking about policy. Mr. Torres suggested having this conversation at a future work session with the rules in front of us.

Meeting adjourned at 7:38 pm.

Respectfully Submitted,

Jaqueline White
Recording Secretary