

**Conway Planning Board Minutes**  
**Thursday, Feb 15, 2024**  
**Location: Zoom**

**Present for the Planning Board:** George Forcier, Chair; Members Bill Moebius, Jennifer Mullins, and newest member Jeff Lacy; Associate Member Joe Strzegowski. **Absent**, Cheryl Case.

**Also attending** via Zoom for River Corridor discussion: Kimberly MacPhee, Franklin Regional Council of Governments land use planner; and for solar farm discussion, engineers from Weston and Sampson, Jesse O'Donnell and Rob Bukowski.

**Meeting called to order at 7:08 p.m.**

- 1) Minutes of last meeting approved unanimously.
- 2) **RIVER CORRIDOR OVERLAY.** Discussions continued on draft River Corridor Protection Overlay Zone, with MacPhee leading discussion on rules governing permitted uses and uses requiring special permits.
- 3) **SOLAR FARM FEES:** Weston and Sampson engineers working for a developer who plans a solar farm off Roaring Brook Road sought clarification about what constitutes “disturbed” land requiring additional application fees. The board, while asking for written relevant details about the proposal, was inclined to agree that only areas that will be trenched or permanently altered might be considered “disturbed” rather than the entire 30 plus acres the solar array would cover. The proposal is for 5-6 megawatts from an array of 10-foot tall pole-mounted solar trackers designed to allow the continued use of the land for growing hay and corn. The engineers said state financial incentives would require continued use of the land for agriculture. Such a development would require a special permit and site plan review from the Planning Board.
- 4) **LOT LINES:** In response to a query from a local landowner, the board determined that any changes in lot lines, whether for a specific building lot or not, would be best run past the board for an “Approval Not Required” review.

**4. Public comment:** None

**Adjourned:** 9:45