



December 19, 2018

Ms. Mary McClintock, Chair  
Conway Planning Board  
Town of Conway, P.O. Box 240  
Conway, MA 01341

Via: First Class & email: [concomm@townofconway.com](mailto:concomm@townofconway.com)

Reference        Application for Site Plan Review  
                      2394 Main Poland Road  
                      Conway, Massachusetts  
                      WDA JN-1212

Dear Ms. McClintock and Members of the Board:

On behalf of Nexamp, LLC. (Applicant), we are submitting herewith an Application for Site Plan Review for the installation of a ground mounted solar array and associated utility connection at 2394 Main Poland Road, with the property located along the west side of the road. This lot is identified on the Town of Conway's Assessors/GIS Map 68, Parcel 415-15.1. This filing has been prepared in accordance with the Town of Conway Zoning Bylaws, Section 64: Site Plan Review and Section 91: Large Scale Solar Facilities Bylaw. This filing contains the following for your reference:

1. Site Plan Review Application (Original & 8 copies)
2. 8.5" x 11" USGS Locus Map
3. List of Abutters within 100'
4. Filing Fee of \$15,188.78 for the Town's share of Notice of Intent
5. Narrative and associated documents for Solar Array prepared by Nexamp (118 pages)
6. Stormwater Management Report, prepared by WDA Design Group., dated May 2018 (2 copies)
7. Site Plans (13 sheets and a cover), prepared by WDA Design Group., dated December 19, 2018 (2 full size copies).
8. CD Rom containing filing materials

### Existing Conditions

The subject property is located along the westerly side of Main Poland Road, approximately 2,000' north of the South Ashfield Road intersection. The property is located in the Rural Residential/Agricultural (RR/A) zoning district. The site has 568.71' of frontage on the west side of Main Poland Road and approximately 3,250' of the westerly property boundary is part of the Ashfield/Conway Town boundary. The entire property is 104 ± acres, although only about half is associated with this filing, and of those 51± acres approximately 2.8 acres are wetland (both jurisdictional bordering wetlands and non-jurisdictional isolated wetlands). Aside from the existing single-family home and gravel drive, the property is wooded. Adjacent property uses are single-family residential to the west and south (some in Ashfield), residential/agricultural to the east/northeast and undeveloped land to the north. Topography is variable, ranging from a high elevation of 1,484 at the top of Abbott Hill in the northern portion of the property to a low elevation of 1,200±

near Main Poland Road in the southeast portion of the site (elevations refer to NAVD 1988) where the driveway enters from Main Poland Road. Several cart paths and interior stone walls traverse the property. Additionally, part of the central and eastern portion the site is subject to a limited tree harvesting. The upland areas are comprised mainly of white pine, hemlock, oak, beech, black and white birch, red maple, black cherry, mountain laurel, hazelnut and ground pine.

WDA Design Group (WDA) flagged the resource areas in April and August 2018, being Bordering Vegetated Wetlands (BVW) and Isolated Wetlands (IW) and the flags were subsequently located during an on-the-ground survey by WDA and are shown on the attached plans. The wetland boundaries as well as intermittent channels were reviewed in the field with the Conservation Commission peer reviewer Ward Smith during the ANRAD review period. The Commission issued an ORAD on September 25, 2018 (DEP #138-0118, recorded FCRD bk. 07266, pg. 52) confirming the on-site resource areas within only that area of the site (51+/- acres) as noted on the plans. Additionally, Bradford Brook, located to the west of South Ashfield Road, is shown as a perennial stream on the USGS maps, and projects a 200' Riverfront Area onto a portion of the site along South Ashfield Road.

No portion of the site contains a Special Flood Hazard Area (aka, Zone A; "100-year flood plain") as depicted on the FEMA flood map 250114 0010 B (dated June 4, 1980). No portion of the site contains an area of priority wildlife or habitat, or certified or potential vernal pools according to the current NHESP Atlas (14<sup>th</sup> Edition, dated August 1, 2017).

The soils mapped on-site by the NRCS are Pillsbury fine sandy loam (map unit 75B-hydric soil) and Millsite-Westminster Complex, rocky (Map unit 116C-F), Millsite-Westminster Complex, very rocky (map unit 120B) and Colrain-Millsite Complex, rocky (map unit 118B).

### **Proposed Work**

The project involves the installation of a large scale (6 MW DC  $\pm$ ) ground mounted solar photovoltaic installation in the central portion of the site, generally in the flatter "plateau" areas of the site. The fenced area will comprise approximately 25 acres (22 $\pm$  for panels) and the overall cleared area will be approximately 35 acres. The solar panels are mounted to vertical posts that will be driven into the ground to support steel frames to which the modules are affixed. Portions of the site are to be regraded, that is flattened or smoothed to a slope suitable for the installation of the posts and frames. The maximum slope across the array (east/west) is to be 20% (5:1), which as demonstrated on the grading plan is essentially the maximum natural slope of the majority of the site. The area surrounding the array will be loamed and seeded with a New England Restoration Mix where earthwork and/or stumping/grubbing occurs. The panels will be located approximately 3' off the ground at the front (south edge) and 9' off the ground at the back (north edge) of the panels, with 16' between each east/west row and 5' (minimum) between each north/south column. The array will be encircled by an 7' tall chain link security fence with gates for maintenance and emergency access. Given the overall size of the property and natural wooded and slope buffers, the array will be naturally screened.

The solar array will be connected to power inverters, small cabinets to be installed as shown on the site plans, via underground conduit and wiring. The power inverters will eventually be connected to Eversource's (NSTAR) 3-phase overhead power system at Main Poland Road. The other residences along Main Poland Road are serviced by the existing power supply and will be unaffected by the solar tie into the 3-phase. The new power will connect via underground conduit and wiring routed to new transformers and new utility poles on site at the point of access. The Applicant has received an interconnection permit from Eversource (NSTAR). The solar array requires no other infrastructure, (i.e. water, sewer) to function.

In summary, proposed work includes clearing, grubbing and regrading portions of the site, installation of the underground conduit, the solar panels, a crushed stone access way (adequate for installation, maintenance and emergency vehicles) and the installation of new transformers, power poles and overhead wires near Main Poland Road.

We thank you in advance for your attention to the enclosed information and look forward to meeting with the Board at your next available public hearing to discuss this Application.

Sincerely,

WDA DESIGN GROUP



Michael J. Scott, PE  
Principal



Taylor Smith, EIT  
Civil Designer

cc: Mr. Ethan C. Gyles, PE, Nexamp

G:\common\1212A\Admin\Site Plan Review\JN1212SPltr.docx

# Site Plan Review Application – Conway MA

## Introduction

Site Plan Review establishes criteria for the layout, scale, appearance, safety, and environmental impacts of proposed development projects, in an attempt to "fit" larger projects into the community. Site plan review usually focuses on parking, traffic, drainage, roadway construction, signage, utilities, screening, lighting, and other aspects of the proposal to arrive at the best possible design for the location. **Site plan review can only be used to shape a project;** a project under site plan review can only be denied in rare circumstances, such as when an application is incomplete or inconsistent with the Conway Zoning Bylaws.

### **FEES AND OTHER EXPENSES:**

- SPR Application fee:** \$100.00 **plus** \$10.00 per 1000 square feet of land disturbance
- Abutters Notice mailing fee:** Total cost will vary depending on the number of abutters, and will include the cost/piece for Certified Mail/Return Receipt plus \$2.00 processing costs per piece
- Newspaper publishing fee:** Total cost will vary; to be paid directly to the Town of Conway prior to publication of legal notices.
- Consultant Review fee:** May be required for some projects; fee to be determined by Planning Board and deposited in advance by applicant.

### **CONTACTS:**

- Building Commissioner FCCIP:** 413-774-3167 x113  
FCCIP, Transit Center  
2 Olive St., Greenfield, MA 01301  
Email: [jhawkins@frcog.org](mailto:jhawkins@frcog.org)
- Board of Selectmen's Office  
Planning Board Admin. Staff:** 413-369-4235 x3  
32 Main St., Conway, MA 01341  
Email: [Planningboard@townofconway.com](mailto:Planningboard@townofconway.com)
- Town Clerk:** 413-369-4235 x4  
32 Main St., Conway, MA 01341  
Email: [Clerk@townofconway.com](mailto:Clerk@townofconway.com)
- Registry of Deeds:** 413-772-0239  
Franklin County Courthouse, 425 Main St., Greenfield, MA 01301
- Town Website:** [www.townofconway.com](http://www.townofconway.com)

### **HOURS AND SCHEDULES:**

- Building Commissioner's Office:** 9:00 a.m. to 4:00 p.m. Monday through Friday
- Town Clerk's Office:** 9:00 a.m. to 1:00 p.m. Tuesday & Thursday
- Board of Selectmen's Office:** 9:00 a.m. to 4:00 p.m. Monday through Thursday
- Planning Board Schedule:** Typically meets the first and third Thursday of each month at 6:00 p.m. in Town Office Meeting Room. This schedule or location may change due to holidays, earlier meeting start times, extra meetings in addition to the monthly meetings, etc. Please check with the Selectmen's Office to determine the next scheduled Planning Board meeting.

# Site Plan Review Application

# Town of Conway Planning Board

1. **Name of Applicant:** Conway Solar, LLC c/o Ethan Gyles Phone #: 617-431-1440

Mailing Address: 101 Summer Street, Boston, MA 2110

E-mail Address: egyles@nexamp.com

2. **Property Owner(s)** (If different from above. All entities listed on deed must be included. Please attach additional sheets if necessary.)

**Name:** Robert & Sarah Newman Phone #:

Mailing Address: 2394 Main Poland Road

E-mail Address: onion.and.sarah@gmail.com

3. **Name of Registered Land Surveyor/Engineer:** WDA Design Group

Mailing Address: 31 East Main Street, Westborough, MA 01581

Phone #: 508-366-6552 E-mail Address: msscott@wda-dg.com

4. **Parcel ID: Street Address:** 2394 Main Poland Road

**Map:\*** 68 **Lot/Parcel #:\*** 415-15.1 **Zoning District:\*** RR/A (Rural residential/Agriculture)

*\*This information can be found on your tax bill or can be obtained from the Board of Assessors.*

5. **Deed Reference: Book:** 03639 **Page:** 247

6. **Plan Reference: Book:** 103 **Page:** 96

7. **Parcel Area:** (all figures should be in square feet)

**Total Land Area:** 4,499,414 ± **Area of Disturbed Land:** 1,508,878 ±

**Gross Floor Area** of proposed construction: N/A **Net Floor Area:** N/A

8. **Proposed Use:** (mark all that apply)

- |  |                                       |   |
|--|---------------------------------------|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Commercial   | <input type="checkbox"/> Parking lot                            |
| <input type="checkbox"/> Alteration/Expansion        | <input type="checkbox"/> Industrial   | <input type="checkbox"/> Outdoor retail                         |
| <input type="checkbox"/> Municipal                   | <input type="checkbox"/> Multi-family | <input checked="" type="checkbox"/> Solar Electric Installation |
| <input type="checkbox"/> Institutional               | <input type="checkbox"/> Mixed Use    | <input type="checkbox"/> Flexible Development                   |
|  |                                       | <input type="checkbox"/> Planned Unit Development               |

**Describe the proposed use in detail, including square footages, where applicable:**

The site is a proposed large scale (6MW DC ±) ground mounted solar photovoltaic installation, with associated tree clearing, electric utility components, and fencing. The overall area to be cleared is approximately 35 acres ± and the array to be enclosed in the fencing is approximately 25 acres ±.

9. Property listed under Chapter 61, 61A, or 61B for tax purposes?  Yes  No
10. Modification of Existing Plan?  Yes  No
11. Special Permit Application Pending?  Yes  No
12. Stormwater Permit Required?  Yes  No
13. List any other Federal, State, and/or Municipal Permits required: NPDES, Stormwater Permit
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14. I hereby certify that the information contained in this application is true and complete:

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s) Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_  
 (If different from applicant;  
 attach additional sheets if necessary) \_\_\_\_\_ Date: \_\_\_\_\_

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**PLEASE ATTACH TWO ORIGINAL 24" x 36" SITE PLANS  
 AND THE COMPLETED SITE PLAN REVIEW APPLICATION CHECKLIST**

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15. Building Commissioner Certification: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

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16. Town Clerk Certification: \_\_\_\_\_ Date: \_\_\_\_\_

## Town of Conway Planning Board

### Site Plan Review Application Checklist

Reason for Site Plan Review: \_\_\_\_\_

Special Permit application associated with this SPR application?  Yes  No (If yes, please attach copy) **Site Plan Submission Requirements (see Zoning Bylaws Section 64)**

- An original and eight (8) copies of the signed Site Plan Review application
  - An original plan prepared by a registered professional engineer, registered architect, registered landscape architect, or registered land surveyor submitted on 24-inch by 36-inch sheets with a minimum scale of 1" = 40' **and**
  - A compact disk containing a Standard Digital File (SDF) as defined by Version 2.0 of the MassGIS Standard for Digital Plan Submittals to Municipalities **and**  
 \_\_\_\_\_ a copy of the original CADD file in PDF format **plus**  
 \_\_\_\_\_ accompanying documents in PDF format
  - Copies distributed to:
 

_____ Board of Health	_____ Building Commissioner
_____ Highway Department	_____ Conservation Commission
_____ Police Chief	_____ Board of Selectmen
_____ Fire Chief	_____ Energy, Historical, ZBA
- 35 day deadline for comments: \_\_\_\_\_

 **Contents of Plan (see Zoning Bylaws Section 64)**

- Identification of Applicant, Property Owner (if different), and Site Plan Preparer (incl. e-mail addresses)
- Property Description
- Applicant and Property Owner(s) signatures
- Town signatures: \_\_\_\_\_ Town Clerk and \_\_\_\_\_ Building Commissioner
- Certified list of abutters from Board of Assessors (+ 2 sets of mailing labels)
- All boundary line information pertaining to the land sufficient to permit location of same on ground with existing and proposed topography at 2 foot contour intervals and the location of wetlands, streams, water bodies, drainage swales, areas subject to flooding and unique natural features
- Existing and proposed buildings and structures, including fences, loading areas, accessory buildings, signs, waste disposal areas, and storage areas, with proposed building elevations or renderings; utilities and snow disposal methods
- Water provision, including fire protection measures
- Sanitary sewerage
- Storm drainage, including means of ultimate disposal and calculations to support maintenance of the requirements in the Zoning Bylaws
- Parking, walkways, driveways, and other access and egress provisions
- Existing trees 10" caliper or better and existing tree/shrub masses; proposed planting, landscaping, and screening
- Existing and proposed exterior lighting
- Signage

**For Office Use Only**

- Base Fee paid:** \$ \_\_\_\_\_ Date: \_\_\_\_\_ Town Clerk stamp: \_\_\_\_\_  
 Fee = \$100.00 **plus** \$10.00 per 1000 square feet of land disturbance  
 Calculation: Land disturbance = \_\_\_\_\_ sq. ft./1000 = \_\_\_\_\_ x \$10.00 = \$ \_\_\_\_\_
- Abutters list fee paid:** \$ \_\_\_\_\_ Date: \_\_\_\_\_ Assessor's initials: \_\_\_\_\_  
 Fee = Cost as determined by the Conway Assessor's Office + cost of 2 sets of mailing labels
- Mailing fee paid:** \$ \_\_\_\_\_ Date: \_\_\_\_\_ Town Clerk stamp: \_\_\_\_\_  
 Fee = cost/piece for Certified Mail/Return Receipt plus \$2.00 processing costs per piece

- Consultant Peer Review** requested by Planning Board: \_\_\_\_ Yes \_\_\_\_ No *(If yes, complete below)*
  - Date plans forwarded to reviewer(s): \_\_\_\_\_ List: \_\_\_\_\_
  - Date project-specific account established: \_\_\_\_\_ Town Accountant's initials: \_\_\_\_\_  
*(per MGL Ch. 44, §53g)* Acct. #: \_\_\_\_\_
  - Consultant fee paid:** \$ \_\_\_\_\_ Date: \_\_\_\_\_ Town Clerk stamp: \_\_\_\_\_
    - Funds deposited into account: \_\_\_\_\_ Date: \_\_\_\_\_ Treasurer's initials: \_\_\_\_\_
    - Additional funds deposited: \$ \_\_\_\_\_ Date: \_\_\_\_\_ Treasurer's initials: \_\_\_\_\_
    - Unused funds returned: \$ \_\_\_\_\_ Date: \_\_\_\_\_ Treasurer's initials: \_\_\_\_\_  
*(with interest)*

- FRCOG Review** requested by Planning Board: \_\_\_\_ Yes \_\_\_\_ No
  - Date plans forwarded to FRCOG: \_\_\_\_\_

- Date Site Plan rejected by Planning Board and sent back as incomplete: \_\_\_\_\_ *(if applicable)*
- Effective Date** of application (signed by Town Clerk): \_\_\_\_\_
- Decision Deadline:**  
 60 days from effective date: \_\_\_\_\_ **OR** 90 days: \_\_\_\_\_ *(if PB also reviewing SP)*
- Continuation request form filed with Town Clerk (if applicable) **Revised Decision Deadline:** \_\_\_\_\_

- Public Hearing Date:** \_\_\_\_\_ *(Notice and postings pursuant to M.G.L. Ch. 40A, Sec. 11)*  
 Date notice sent to newspaper: \_\_\_\_\_  
 Date confirmation of payment received: \_\_\_\_\_  
 Date of **first** legal notice in newspaper: \_\_\_\_\_ *(not less than 14 days prior to hearing)*  
 Date of **second** legal notice in newspaper: \_\_\_\_\_ *(at least 7 days prior to hearing)*  
 Date of certified mailing of notice to abutters: \_\_\_\_\_ *(to be done by Administrative Staff)*  
 Date posted in Town Hall, Town Office \_\_\_\_\_ *(period not less than 14 days prior to hearing)*  
 Date notice mailed to abutting Towns: \_\_\_\_\_

- Date Site Plan Approved:**
- Date Site Plan Review decision mailed to applicant: \_\_\_\_\_
- Date Site Plan Review decision filed with Town Clerk: \_\_\_\_\_

- NO APPEAL** has been filed with the Conway Town Clerk after 20 days Town Clerk stamp: \_\_\_\_\_



**SECTION 64: Site Plan Review** *(Added 11 May 2015)*

- a) **Purpose.** The purpose of Site Plan Review is to ensure that new development is designed in a manner which reasonably protects the environmental and scenic qualities of the neighborhood and the Town.
- b) **Site Plan Review Process.** The Site Plan Review process will be conducted by the Planning Board.
- c) **Applicability.** Site Plan Review shall be required for Large-scale Ground-Mounted Solar Facilities (Article 9), Light Industrial expansion, and other Non-Residential Uses.
- d) **Procedures.** An applicant for Site Plan Review shall file a completed application with the Town Clerk. The Town Clerk shall acknowledge receipt of the plans by signing and dating the application form. The application submitted to the Town Clerk shall include nine (9) copies each of an application form and any narrative documents as outlined in the submittal requirements. Upon receipt of the application, the Town Clerk shall transmit copies of the application to the Planning Board, Zoning Board of Appeals, Conservation Commission, Board of Health, the Highway Superintendent, Historical Commission, Energy Committee, the Fire Chief and the Police Chief. These Town Boards and municipal officials shall have 45 days from the date the completed application is received by the Town Clerk to report to the Planning Board their findings and recommendations, and they can attend the public hearing(s). No building permits for projects requiring Site Plan Review shall be issued until the Planning Board has approved the Site Plan or unless the required time period for taking action on a Site Plan has lapsed without action from the Planning Board. The applicant is also responsible for obtaining all applicable permits or approvals that may be required for the development from other Town Boards or municipal officials.
- e) **Public Hearing.** The Planning Board shall hold a public hearing within 65 days after the filing of a completed application and shall take final action on an application for Site Plan Review within 90 days of the close of the public hearing. Notice and posting of the public hearing shall comply with the provisions of M.G.L. Chapter 40A, Section 11, regarding notice for public hearings.
- f) **Required Contents of a Site Plan.** All Site Plans shall be prepared by a registered architect, registered land surveyor, registered landscape architect, or registered professional engineer. A locus map at a scale of 1" = 100 feet shall be provided showing parcels and roads within 300 feet of the property line. The Site Plans shall be on standard sheets of 24 inches by 36 inches and prepared at a scale of 1"=40 feet or finer. The Site Plan and accompanying narrative shall contain the following:
  - 1. Name of project, boundaries, locus map(s) showing site's location in Town, date, north arrow and scale of plan;
  - 2. Name(s), address(es), and phone number(s) of the owner(s) of the land, the developer (if applicable), and/or their designee;
  - 3. Name, title, address, and phone number of person(s) who prepared the plan;
  - 4. Names and addresses of all owners of record of abutting lots and those within 300 feet of the property line;
  - 5. All existing lot lines, easements and rights of way;
  - 6. Location and use of buildings and structures within 300 feet of the site;
  - 7. Location and use of all existing and proposed buildings and structures, including approximate height and floor area;
  - 8. Location and size in acres of wetlands on the site reviewed and approved by the Conway Conservation Commission;
  - 9. The location and a description of all proposed sewage disposal systems, sewer connections, water supplies, storm drainage systems, utilities and other waste-disposal methods;
  - 10. Location and date of all registered "perc" tests on the site;

11. Location of all proposed new lot lines;
12. Existing and proposed topography at a two-foot contour interval for the proposed grading and landscape plan;
13. Location of existing public ways and proposed private ways on the site;
14. Location and size of proposed parking and loading areas, driveways, walkways, access and egress points;
15. The location and a description of proposed open space or recreation areas;
16. The location of existing farmland and agricultural soils classified as prime farmland or soils of state and local importance;
17. Size and location of existing and proposed sign(s);
18. Surface drainage strategy that prevents increased drainage off-site or pollution;
19. Existing vegetation that will be left undisturbed and proposed landscape features, including the location and a description of screening, fencing and plantings using non-invasive species;
20. Design features which will integrate the proposed development into the existing landscape, maintain neighborhood character, and screen objectionable features from neighbors and roadways;
21. Estimated average daily and peak-hour vehicle trips to be generated by the site and traffic flow patterns for both vehicles and pedestrians, showing adequate access to and from the site and adequate circulation within the site; and
22. Other reasonable information the Planning Board may request in order to make a decision.

g) **Decision.** The Planning Board's action shall consist of either:

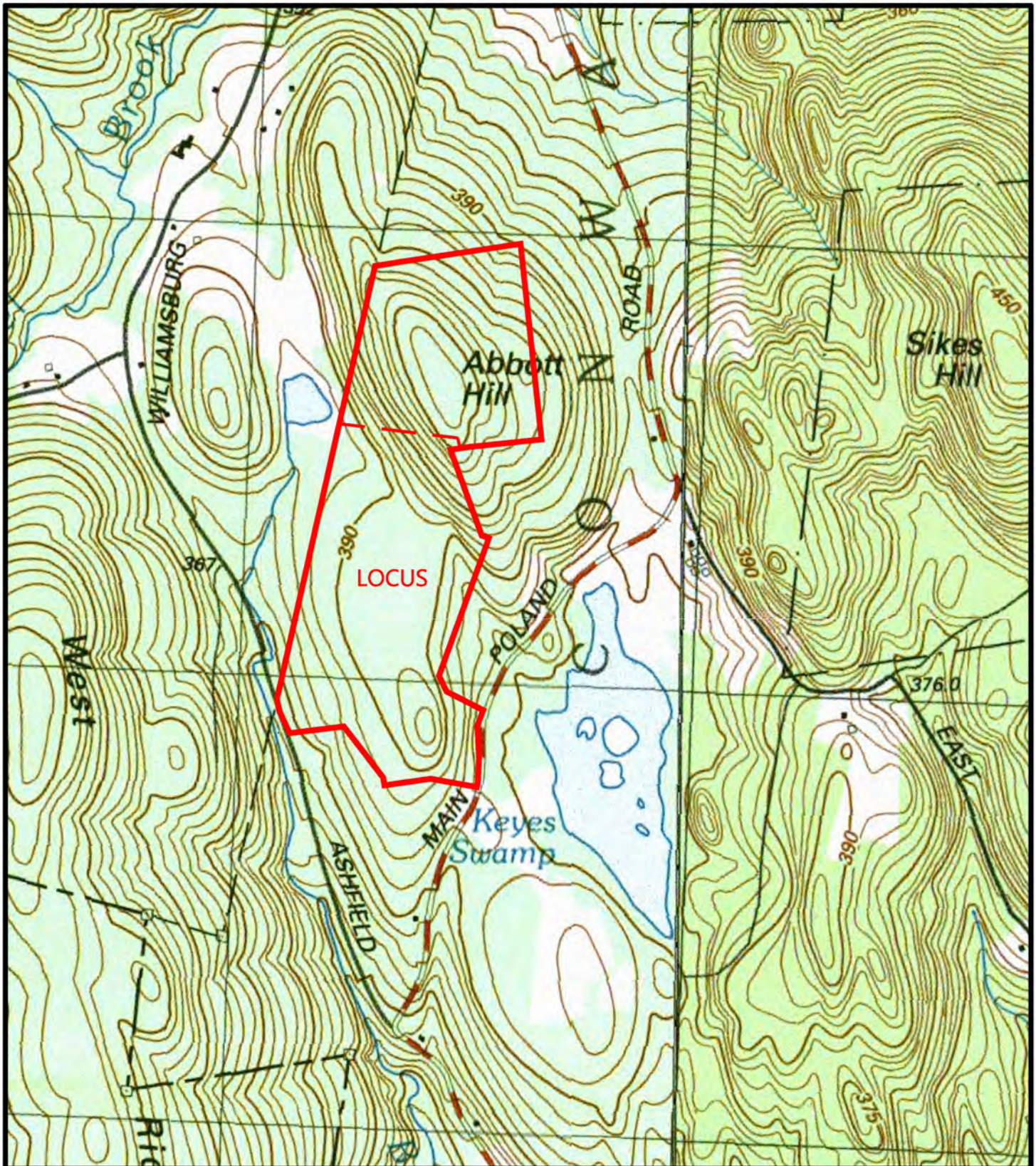
1. Approval of the Site Plan based upon the determination that the proposed project is in compliance and consistent with the criteria set forth in this Bylaw;
2. Approval of the Site Plan subject to conditions, modifications, and restrictions as the Planning Board may deem necessary; or
3. Denial of the Site Plan based upon specific findings such as a determination that there was insufficient information submitted with the proposal to adequately review it or that the project is inconsistent with the requirements of these Zoning Bylaws.

The decision of the Planning Board shall be filed with the Town Clerk within 90 days of the close of the Public Hearing. The written record of the Planning Board's decision including any approved Site Plan shall be filed with the Town Clerk within 14 days of the final vote or sooner to meet the 90 day maximum time frame. A copy of any approved Site Plan and the decision of the Planning Board shall be sent by the Town Clerk to the Building Inspector and the applicant. The Site Plan shall be recorded at the Registry of Deeds by the applicant with confirmation of such recording sent to the Town Clerk.

h) **Administration, Waivers and Appeals.** The Planning Board may adopt and from time to time amend regulations for the submission and approval of Site Plans. The Planning Board may waive any of the requirements for Site Plan Review submittals and approval if the simplicity or scale of the project warrants such action. The Planning Board may also request any additional information it should need to render a decision. For large or complex projects, the Planning Board shall have the right to retain a registered professional engineer, planner, designer or other professional to advise the Board regarding any or all aspects of the Site Plan. The applicant shall be responsible for the costs of such advice. Appeals of the decision by the Planning Board on the Site Plan may be submitted to the Zoning Board of Appeals.

i) **Compliance with Other Bylaws.** The Site Plan shall comply with any zoning bylaws for parking, loading, dimensions, environmental controls and all other provisions of the Zoning Bylaw. Before approval of a Site Plan, the Planning Board may request that the applicant make modifications in the proposed design of the project to ensure that the above criteria are met.

- j) **Review Criteria.** The Planning Board's evaluation of the proposed Site Plan shall include, as appropriate, the following:
1. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls;
  2. Adequacy and arrangement of pedestrian traffic access and circulation, pedestrian walkways, control of intersections with vehicular traffic and overall pedestrian safety and convenience;
  3. Location, arrangement, appearance and sufficiency of off-street parking and loading;
  4. Location, arrangement, size, design and general site compatibility of structures, buildings, lighting and signs in relation to the terrain and to the use, scale, and proportions of existing and proposed buildings in the vicinity;
  5. Location of structures and buildings to provide a solar and wind orientation or other construction methods that encourage energy conservation;
  6. Adequacy of stormwater and drainage facilities;
  7. Adequacy of landscaping and other screening to minimize the visual impact of the development from public ways or abutting properties; and
  8. Protection of farmland and forestry resources.



PREPARED BY:

**WDA**  
**DESIGN**  
**GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552  
 7 CENTRAL STREET PROVIDENCE, RI | 401.274.1360  
 WDA-DB.COM

TITLE:

USGS LOCUS PLAN  
 2394 Main Poland Road  
 Conway, MA

PREPARED FOR:

NEXAMP, INC.  
 101 Summer Street  
 Boston, MA

SOURCE:

USGS TOPOGRAPHIC MAP

DATE:

04/25/18

JOB NO.:

1212.00

REV. NO.:

DRAWN BY:

BPW

FILE NO.:

1212001

REV DATE:





# 100 foot Abutters List Report

Ashfield, MA  
December 11, 2018

14-0-09 ✓

Caleb Ward ✓

1307 Williamsburg Rd

2 & 300 Feet

Subject Property: 2394 MAIN  
POLAND RD - CONWAY

Parcel Number: 14-0-12  
CAMA Number: 14-0-12  
Property Address: 1401 WILLIAMSBURG RD

Mailing Address: NICHOLLS ESTATE HOWARD R  
NICHOLLS GLORIA H ✓  
PO BOX 15  
WILLIAMSBURG, MA 01096-0015

## Abutters:

Parcel Number: 14-0-10  
CAMA Number: 14-0-10  
Property Address: 1327 WILLIAMSBURG RD

Mailing Address: MAZNICK MICHELLE D. ✓  
1327 WILLIAMSBURG RD  
WILLIAMSBURG, MA 01096

Parcel Number: 14-0-11  
CAMA Number: 14-0-11  
Property Address: 1359 WILLIAMSBURG RD

Mailing Address: CHIAMIS DANNY DELUCA MARIE  
P O BOX 66  
WILLIAMSBURG, MA 01096

Parcel Number: 14-0-15  
CAMA Number: 14-0-15  
Property Address: 1531 WILLIAMSBURG RD

Mailing Address: CRANSON RICHARD D  
P O BOX 63  
ASHFIELD, MA 01330

Parcel Number: 14-0-16  
CAMA Number: 14-0-16  
Property Address: 1344 WILLIAMSBURG RD

Mailing Address: SCHAEFER ROBERT YOELENE  
P O BOX 2010  
ASHFIELD, MA 01330

Parcel Number: 14-0-19  
CAMA Number: 14-0-19  
Property Address: 62 LUDWIG RD

Mailing Address: GARDNER BRUCE GARNER, WAYNE  
LIFE ESTATE  
62 LUDWIG RD  
WILLIAMSBURG, MA 01096

Parcel Number: 14-0-22  
CAMA Number: 14-0-22  
Property Address: WILLIAMSBURG RD

Mailing Address: DANELSKI CARL ✓  
45 WHITESTONE LANE  
LANCASTER, NY 14086

Parcel Number: 14-0-23  
CAMA Number: 14-0-23  
Property Address: WILLIAMSBURG RD

Mailing Address: BACON ROBERT J DANIEL F BACON, ✓  
JOHN E BACON  
20 HAWTHORNE TER  
FLORENCE, MA 01062-9766

Parcel Number: 14-0-68  
CAMA Number: 14-0-68  
Property Address: 1467 WILLIAMSBURG RD

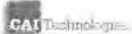
Mailing Address: GOUGEON EDWARD CORRINE I  
1467 WILLIAMSBURG RD  
WILLIAMSBURG, MA 01096

Parcel Number: 14-0-75  
CAMA Number: 14-0-75  
Property Address: WILLIAMSBURG RD

Mailing Address: MONGEAU JOHN  
187 WEST STREET, APT 4  
WEST HATFIELD, MA 01088

14-0-24

Paul Bouchard  
1668 Williamsburg Rd



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 300 foot Abutters List Report

Conway, MA  
December 11, 2018

## Subject Property:

Parcel Number: 415-015-001  
CAMA Number: 415-015-001  
Property Address: 2394 MAIN POLAND RD

Mailing Address: Contact Town For Info

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## Abutters:

Parcel Number: 415-004-000  
CAMA Number: 415-004-000  
Property Address: 2433 MAIN POLAND RD

Mailing Address: Contact Town For Info

Parcel Number: 415-007-000  
CAMA Number: 415-007-000  
Property Address: 0 S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-007-001  
CAMA Number: 415-007-001  
Property Address: 0 OFF S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-008-000  
CAMA Number: 415-008-000  
Property Address: 180 S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-009-000  
CAMA Number: 415-009-000  
Property Address: 150 S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-014-000  
CAMA Number: 415-014-000  
Property Address: 0 MAIN POLAND RD

Mailing Address: Contact Town For Info

Parcel Number: 415-015-002  
CAMA Number: 415-015-002  
Property Address: 230 S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-015-003  
CAMA Number: 415-015-003  
Property Address: 206 S ASHFIELD RD

Mailing Address: Contact Town For Info

Parcel Number: 415-016-000  
CAMA Number: 415-016-000  
Property Address: 2332 MAIN POLAND RD

Mailing Address: Contact Town For Info

Parcel Number: 415-017-000  
CAMA Number: 415-017-000  
Property Address: 2300 MAIN POLAND RD

Mailing Address: Contact Town For Info



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12/11/2018

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# 300 foot Abutters List Report

Conway, MA  
December 11, 2018

Parcel Number: 415-018-000  
CAMA Number: 415-018-000  
Property Address: 2262 MAIN POLAND RD

Mailing Address: Contact Town For Info

Parcel Number: 415-019-000  
CAMA Number: 415-019-000  
Property Address: 46 EAST GUINEA RD

Mailing Address: Contact Town For Info

Parcel Number: 415-021-000  
CAMA Number: 415-021-000  
Property Address: 0 MAIN POLAND RD

Mailing Address: Contact Town For Info

Parcel Number: 415-022-000  
CAMA Number: 415-022-000  
Property Address: 1870 MAIN POLAND RD

Mailing Address: Contact Town For Info