

Conway Planning Board Minutes
Thursday, March 7, 2024
Location: Town Hall

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

Also attending: Kimberly MacPhee, Franklin Regional Council of Governments land use planner; resident Jack Lochhead

Meeting called to order at 7:10 p.m.

- 1) **Minutes** of last meeting, Feb. 13, approved unanimously.
- 2) **RIVER CORRIDOR OVERLAY.** Discussions continued on draft River Corridor Protection Overlay Zone, with MacPhee leading discussion on questions that have been raised and that she wants to run past the town's lawyer.
- 3) **SOLAR FARM FEES:** Weston and Sampson engineers working for a developer who plans a solar farm off Roaring Brook Road is seeking clarification about what constitutes "disturbed" land requiring additional application fees. They contend that only areas that will be permanently altered should 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. The engineers have asked to attend our next meeting to get the board's answer.
- 4) **LOT LINES:** Board (George, Bill and Jeff) signed off on two lot creations off Reeds Bridge Road by Jack Lochhead. Jennifer abstained as she has a potential conflict of interest. One lot will be designated as not a house lot that Lochhead intends to place under