Conway Planning Board Minutes
Tuesday, Sept 15, 2026, 6 p.m.
Town Hall General Purpose Room

Attending: George Forcier, chair; Jeff Lacy; Phyllis Craine, Cheryl Case, Lara Matta Moebius, and alternate member Jennifer Mullins
Also, Steven McDonough from BlueWave Solar and Weston and Sampson engineer Melinda Costello, for BlueWave; and Christopher Chamberland, peer reviewer for Planning Board.

1. Minutes of Sept. 8 approved unanimously.
2. Board further discussed plans of the Whittier family on Hamilton Drive for a site plan review for an Accessory Dwelling Unit. Plan has been changed to comply with square footage maximum (900 square feet) and distance from principal dwelling (within 100 feet).
Whittiers were advised that town zoning requires site plan review, which involves a public hearing, and that while the board intends to waive some of the site plan review procedures and requirements to streamline the process, it may not waive the public hearing.
The board also suggested the Whittiers check their Hamilton Drive common driveway agreement to ensure it does not prohibit ADUs.
The board will need to have further discussion about how to fashion a "light" version of site plan review, which was designed for larger commercial developments.
3. Seventh session of the public hearing for a special permit for BlueWave solar farm proposed on Roaring Brook Road.
Several residents raised concerns about the 20-acre, dual-use proposal, including complaints that BlueWave has been slow in delivering application amendments ahead of meetings, and that details are lacking about Battery Energy Storage System and other aspects of the proposal.
A resident urged the board to ensure the town provided oversight of construction if the project is approved to ensure BlueWave follows through on its approved plans and the town's order of conditions.
Discussion held around BlueWave's request to allow panels on slopes of

15-18 percent. A written version of their oral justification for the waiver will be sent to the board for further consideration. Residents raised some questions about the equipment and methods that will be used to install the panel racks and their potential impact on the field and its ability to handle storm water runoff.

Possible changes to the plan involving location of the equipment pad and screening have been delayed pending discussions with the landowner.
Next session tentatively set for Oct. 6.
BlueWave told to have amendments ready at least a week in advance.

Adjourned at 8:45 pm
Next meeting tentatively set for Oct. 6, with general meeting at 6 and BlueWave hearing at 7.