

Conway Planning Board Minutes
Tuesday, Nov. 18, 2025, 7 p.m.
Location: TOWN HALL

Present for the Planning Board: George Forcier, Chair; Members Jeff Lacy, Cheryl Case, William Zale and Lara Matta Moebius.

Absent: alternate member Joe Strzegowski

Also attending at board's request, consulting attorney Donna MacNicol and consulting planner Kimberly MacPhee.

1. Reviewed and approved minutes of Nov. 6, 2025.
2. FRCOG consultant Kimberly MacPhee and consulting lawyer Donna MacNicol made the case for sticking with the current approach to regulatory administration of the proposed River Corridor Protection Overlay Zone, which the board has been developing, on and off, for several years and is on the cusp of recommending to town meeting. Member Jeff Lacy had argued that river erosion zone rules might be better enforced by the Conservation Commission, which already enforces the somewhat similar state River Protection Act. MacNicol essentially argued that placing the river corridor erosion zone under Planning Board jurisdiction would give the bylaw more teeth because the Planning Board has greater discretion to deny special permits for uses on erosion-prone, river-adjacent land, whereas the Conservation Commission does not. She also noted that the ConsCom jurisdiction wouldn't extend across the entire erosion zone. Also addressing the board were Town Administrator Veronique Blanchard, who noted that the town got grants to support the River Protection Overlay zoning effort on the basis of its being under the Planning Board authority. Also speaking was Janet Chayes of the Friends of the South River group, who was generally supportive of the erosion zone bylaw. After discussion, the board voted 4-1, with Lacy in the minority, to continue with the current Planning Board-regulated approach. Planning for community outreach about the proposal will resume at the next meeting Dec. 2, with an eye toward the June Town Meeting.
3. The chair will try to arrange a tour for members of a Palmer agri-voltaic solar farm run by BlueWave, the developer proposing a similar solar farm on Boyden land off Roaring Brook Road.
4. Vertex Towers has been sent an email notifying it that its special permit extension for a cell tower near the Ashfield town line has been jeopardized for lack of use.
5. Board members were notified that the town has authorized stipends for them, but that they need to get in touch with the town treasurer to arrange.

6. Jeff Lacy has agreed to be the board's representative on the Franklin Regional Planning Advisory Board.

7. The board revisited some language in a proposed modified bylaw governing driveways. Lacy had proposed an amendment to the current law regulating shared driveways. More changes were proposed to language affecting driveways that serve only a single house lot, and to clarify other language in the bylaw. Discussion will continue at the next meeting.

Meeting adjourned at 9.

Next Meetings: Dec. 2 and 16.