

**Conway Planning Board Minutes**  
**Tuesday, Dec. 16, 2025, 7 p.m.**  
**Location: TOWN HALL**

**Present for the Planning Board:** George Forcier, Chair; Members Jeff Lacy, Cheryl Case.

**Absent:** Members William Zale and Lara Matta Moebius, and alternate member Joe Strzegowski

Also attending substitute regional planner Andrea Donlon.

1. Approve minutes of Nov. 18, 2025.
2. Continue work on River Corridor Protection Overlay Zone proposal, ninth draft, with Donlon. Questions and issues raised during discussion included:
  - Whether this proposal would be incorporated into the General Protective Zoning Bylaw or stand alone
  - Whether the Zoning Board of Appeals, rather than the Planning Board, should be the special permit granting authority for this bylaw. Lacy argued that the Planning Board ought to be involved in major projects like solar farms and big picture planning like developing bylaws, but not get bogged down in the administration of lesser matters like special permitting of small accessory buildings and minor development in the erosion zone.
  - When do disputes about what whether a property lies in the erosion zone get adjudicated: before or during a special permit process?
  - That failure of the SPGA to act on a boundary dispute within 90 days results in approval, not denial. (4c)
  - Has the town adopted MGL Ch. 44 S53G for purposes of this overlay zone?? See town atty.
  - Language around “driveways” in permitted uses confusing
  - Language around some uses and activities feels redundant in

places. (Driveways allowed by right and with special permit.)

— What kinds of storage tanks require special permit?

— The town's own public facilities require special permits?

(What about state or federal?)

— What's the logic of the less than 300 foot infill?

3. — Board voted unanimously that it would not charge a fee for "Approval Not Required" reviews of new lot creation and will change related "Form A" to reflect that and post the form on the Website.
4. Next meeting Jan. 6, 2026.