

## Town of Conway

### Minutes of the Conway Planning Board Meeting Public Hearing on Protective Bylaw Revisions – March 19, 2015

Present: Planning Board Members; Chairman Joseph Strzegowski, David Barten, Mary McClintock and David Chichester. Absent: Sue McFarland

Citizens Attending: See attached Sign-in Sheet (12)

Location: Conway Town Hall, 5 Academy Hill Road, Conway

Chairman Strzegowski opened the meeting at 7:05 p.m.

1. Notices of the Hearing were legally posted: Conway Town Office, Conway Town Hall, Conway Post Office, *Visitor* Newsletter, Conway Caring, Conway Connexs, The Recorder, all adjacent town Planning Boards.
2. Mr. Strzegowski explained the first change, **Article 2: District and Use Regulations** and the reasons for clarifying and elaborating the details of the Official Zoning Map of Conway; that is to make the Zoning Map, with all explanatory matter a specific part of the Protective Bylaw. The Zoning Map was displayed.
3. Mr. Strzegowski described **22.1 Prohibited Uses – All Districts** as an update and expansion of current sections having to do with inoperable motor vehicles, trash, debris, etc. There was discussion of whether farm equipment or construction equipment should be made part of the language. It was suggested that it is difficult to adequately define shades of junk and trash. One person opined, “One person’s eyesores are another person’s local color. It is hard to legislate beauty.” There was no objection or suggested change offered.
4. In discussing the next item pertaining to **Section 63: Special Permits [Guidelines]**, it was explained that this is being added mainly to clarify the filing process and time frames for requesting Special Permits. It was suggested, and repeated several times throughout the Hearing, that the Energy Committee should be party to the notice process. The Planning Board acknowledged the importance of amending this section to that effect. There were a few questions, no suggestions offered.
5. There was extensive discussion about the proposed changes to **Section 64: Site Plan Review**. There was some misunderstanding that this process might apply to all solar installations in town until Mr. Strzegowski explained that this section applies to Large Scale Ground Mounted Solar facilities and other Non-Residential uses; the definition of such to be found in **Article 9: Large Scale Solar Facilities Bylaw**. It was explained that this language is placing into Conway’s Bylaw for clarity, as language and process already exists and governs under the Massachusetts Home Rule statutes.
6. In the discussion of **Article 9: Large Scale Solar Facilities Bylaw**, it was emphasized that the Planning Board very much encourages and supports the concept of additional solar facilities in Town. Reaction of the group was very favorable, feeling that this should be emphasized in presenting to the Town Meeting. It was also agreed that, if someone wants to build a large-scale facility, as defined in this section, the Town should have guidelines and a process for managing such a project. It was noted that the Town accepted grant money, as a Green Community, with the understanding that solar powered electric generation would be a significant part of the philosophy.

7. Summary of suggestions proposed by the public:

- Include the Energy Committee in the process of notifying them of Special Permits and Site Plan Reviews.
- Explain that the PB is fully in support of expanding solar facilities in town.
- In presenting to the Town, codify what was decided in 2011 about becoming a Green Community; i.e., identifying solar districts, By-Right rules, etc. This is not the PB's idea; the Town voted to do it.
- We accepted money previously from the state for Large Scale Facilities; it is wise to have guidelines and process for oversight. Emphasize the concept of Protecting the Town.
- Be clear that the changes being proposed are not the Planning Board's ideas for more regulations; they are an attempt to codify, explain and clarify the effects of the Town's vote to become a Green Community in 2011.
- Make very clear that these changes apply only to Large Scale Facilities and not residential arrays. The town already voted on the four sites for large scale installations.
- For the Town meeting add a legend on each page of the proposed changes that indicates deletions and additions via strikethroughs and italics.
- Be proactive. Improve methods for communicating all of these changes well in advance of the Town Meeting so that people are educated and understand what these changes are about. Use Town web site, **Visitor** and other town-wide media for spreading the word.
- Have a joint meeting between the Energy Committee and the Planning Board to discuss working more closely together.

There being no further discussion, with group agreement, the Hearing was adjourned by Chairman Strzegowski at 8:15 p.m.

Respectfully submitted,

David Chichester,  
Clerk