

## **Town of Conway**

### **Minutes of the Conway Planning Board Meeting - September 15, 2016**

Present: Chairman Joseph Strzegowski, Andy Jaffe, and David Chichester.

Absent: Mary McClintock and Sue McFarland

Chairman Strzegowski opened the meeting at 7:00 p.m. in the Conway Town Office.

1. The minutes of the September 1, 2016, regular meeting were approved as written.
2. Discussion continued from the last meeting about the Sheehan property on Academy Hill and Maple Street. According to Mr. Strzegowski the Realtor has indicated that the owners are leaning toward putting some, most or all of the property into conservation vehicles. Mr. Jaffe indicated that he had been in touch with Emily Boss of the Franklin Land Trust and discussed getting together for a preliminary discussion to assess mutual interests.
3. The Town Clerk received a letter from the Office of the Attorney General, dated September 2, 2016, laying out the details of their review of the recent Town Bylaw changes (Approved at the May Town Meeting) and indicating that they should have been adopted as zoning bylaws, rather than general bylaws. They also delineated the need for the town to comply with several procedural safeguards that they referenced. In essence, those bylaw changes were not ratified by the Office of the Attorney General and cannot take effect. There were no comments about the actual bylaw text, as proposed, but only noting that the process was done incorrectly. The PB voted unanimously not to proceed further at this time.
4. Regarding the business of solar setbacks, as discussed at the September 1<sup>st</sup> meeting, Mr. Strzegowski reported that he had sent a letter to all relevant parties advising them of the PB decision. It was agreed that the PB will develop details to propose as a zoning bylaw at the next Town Meeting.

#### **ACTION PLAN:**

Develop and propose a new Protective Bylaw to the next Town Meeting laying out the details for solar panel installations.

5. There was discussion about the Town Land on Shelburne Falls Road and last meeting's discussion about the status of the Agricultural Exemption currently in effect. Mr. Strzegowski reported he had discussed the situation with the Soil Conservation Agency and the Town Administrator and it was agreed that the timeline for the exemption is actually 5 years, not 3 as originally suspected. In other words, the exemption would expire if there was no agricultural activity on the land for this period of time. This was further confirmed with the Conservation Commission. Evidently, there are a couple of town residents who are prepared to work the land in the future, if necessary to preserve the exemption.

6. Mr. Strzegowski mentioned the All Committee town meeting that Mr. Hutcheson is planning for October 24 in the Town Hall. It was moved and voted unanimously that Ms McClintock would be the ideal Planning Board member to make the appropriate report.

There being no further business, the members voted unanimously to adjourn the meeting at 8:40 p.m.

**NEXT MEETING:** The next regularly scheduled PB meeting will be on Thursday, October 6, 2016, at 7:00 p.m. at the Town Office.

Respectfully submitted,  
David I Chichester