

Town of Conway

Minutes of the Conway Planning Board Meeting – October 6, 2016

Present: Joe Strzegowski, Mary McClintock, Sue McFarland, Andy Jaffe arrived 7:15

Absent: Dave Chichester

Meeting called to order 7:05 pm. Review of minutes was delayed until A. Jaffe arrived.

Town Solar Farm-Mary M. reported on joint meeting with Energy Committee held on Sept. 27, 2016. Also attending that meeting were Bob Armstrong, Board of Selectman and James Bosman from the Finance Committee. The Energy Committee is moving ahead with plan to erect a solar farm on a ½ acre of town property behind the Conway Grammar school. The farm is expected to provide 90% of the town's municipal electrical needs. Two financing models were discussed at the joint meeting: either to lease the panels and equipment or to buy. Most towns lease which leads to the town paying a reduced rate for electricity, thereby providing a net savings. However, the Energy Committee is recommending to buy/operate the solar panels/equipment because the town would get more from its investment after 20 years. Even with the cost of financing a loan and maintenance the free electricity and credits offsets the costs and provides a greater net income. Mary suggested that the Energy Committee needs to be careful in presenting this information in an accessible manner during information sessions. The Energy Committee plans to hold a joint meeting with the full Select Board, Planning Board, and Finance Committee.

Minutes from Sept. 15, 2016 meeting-2 yea, 2 abstentions

Open Space joint meeting. Janet Chayes wants to meet with the Planning Board at their November 17 meeting to discuss a biological inventory by Laurie Saunders of the Town park property on Shelburne Falls Road. Meeting will be held in the General Purpose room at Town Hall at 7 pm.

Received and discussed an email from Matus brothers regarding a subdivision of their property on Whately Road. They asked for the Planning Board to tell them the number of house lots they could expect to have on that property. The Planning Board decided that this was not under the jurisdiction of the Planning Board but rather a licensed surveyor who will take into account wetlands, access, etc. The Planning Board only reviews plot plans. Joe will respond to Tom Hutcheson, Lee Whitcomb and the Matuses advising them of the Planning Board role in this process.

Master Plan correction: The current Master Plan has an error related to size of potential future photovoltaic solar electric systems and the electronic file for the Master Plan cannot be found to correct it. It was decided that an errata sheet would be created and stapled to the current copies going forward. In the paragraphs regarding solar energy farms the Master Plan refers to 4 gigawatts (a huge amount) when it should refer to 4 megawatts.

It was decided that Mary McClintock will speak for the Planning Board at the All Committee meeting at 6 pm on October 24 in the Town Hall.

No report from Tami Borton regarding accessory apartments and Tiny Housing.

Andy reported that he received comments from the Franklin Land Trust that they were currently working with the Sheehans regarding the 52 acre property. FLT did not report on any details.

Farming community Agricultural needs. No action on this item. Sue will try to contact the Ag commission via email to see if they would discuss this at their Oct. 13 meeting.

Accessory use and solar setback for non-conforming lots—Joe will research and look for templates from other towns.

Job descriptions: Andy continues to work on this project.

It was decided that creating a Table of Contents for the Town's Zoning Bylaw would be more manageable at this time instead of a full index. Mary will work on this at a time TBD.

Next meetings will be October 20, November 3 and November 17.

Mail-Filled out the FRCOG Regional Pedestrian Plan Survey. Reviewed a complaint regarding property owned by Peter LeFogg at 543 Williamsburg Road. Neighbor is reporting that there is illegal removal of topsoil. Preliminary research indicates that the Conway Conservation Commission issued an order of conditions in 2012 and a certificate of completion was filed in 2014. Discussion of who will inspect to determine if there is a violation. It was determined that the building inspector should investigate. Joe will notify Tom Hutcheson.

Meeting adjourned 8:30 pm

Respectfully submitted

Sue McFarland