

Town of Conway

Minutes of the Conway Planning Board Meeting – December 15, 2016

Present: Chairman Joseph Strzegowski, Sue McFarland, Mary McClintock, David Chichester and Beth Girshman (Associate).

Absent: Andy Jaffe

Guests: None

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

1. The Minutes of the December 1, 2016, meeting were approved as written.
2. Ms McClintock reported that, according to the Senior Housing Committee's Chair, they are no longer looking at the Town property on Shelburne Falls Road (hereinafter referred to as the South River Meadow Park) as a viable site for development. Discussion revolved around existing Town bylaws which do not currently accommodate a project, such as the one proposed for Senior Housing. It was suggested that there should be a conversation with the Housing Committee to ensure they are fitting possible zoning issues into their planning strategies.

ACTION PLAN:

- Ms McFarland will contact the Housing Committee Chair to arrange a joint meeting between committees. Also, Ms McClintock and Ms Girshman volunteered to form *an ad hoc* committee to more carefully look at the zoning regulations as they pertain to a Senior Housing project.
3. Discussion was continued from previous meetings about free-standing solar arrays and the fact that they are not appropriately covered under existing Town bylaws. It was agreed that clarification is necessary and that there needs to be some bylaw language revision to properly describe clearances. Mr. Strzegowski presented some drafted language that served as a base for discussion.

ACTION PLAN:

- Based on this discussion, Ms McFarland will review the language in greater detail and will convey her suggestions to Mr. Strzegowski. Mr. Strzegowski will draft one more version of proposed language to be submitted for approval by the PB and then insert into the process for Bylaw changes.
4. Mr. Strzegowski reported on a program sponsored by the FRCOG which would involve towns going through a process of inventorying farmland, defining what might be "farmable" and then arranging for leasing out that land to people who might be interested in farming. In essence, it would increase the awareness of land which might be available for farming and possibly put more back into production. The PB would have to be the initiator if this were to move forward. It was the consensus of the PB that this might be of interest and could be a meaningful pursuit for the Town.

ACTION PLAN:

- Ms Girshman volunteered to be a Committee of One and agreed to think about what might be done to pursue this further. She will report back to the PB at the next meeting.
5. Mr. Strzegowski reminded the PB that there is a state law that requires sprinklers for a third apartment in a dwelling and is a consideration in configuring accessory apartment units. Per Conway Bylaws, homes can be converted to 2 family units, but in order to go to a third, there would have to be sprinklers installed.
 6. Ms McClintock reported that she is working on updating the Zoning Bylaw document, including changes made at the May, 2016, Town Meeting.
 7. Mr. Chichester reported that the *ad hoc* Town Park Committee recently had a joint meeting with the Open Space Committee. Aside from agreeing on the new name for the Town property located on Shelburne Falls Road (South River Meadow Park), the Open Space Committee agreed to address the initial phases for the park's development. It was also agreed that the *ad hoc* Town Park Committee had accomplished its mission and should be disbanded. Mr. Chichester has taken the steps to see that that group is officially dissolved.

There being no further business, the members voted unanimously to adjourn the meeting at 9:00 p.m.

NEXT MEETING: The next regularly scheduled PB meeting will be on Thursday, January 5, 2017, at the Conway Town Office.

Respectfully submitted,
David I Chichester