

## **Conway Planning Board (PB)**

**April 4, 2019**

### **Minutes – Meeting**

**Members Present:** Beth Girshman, Joseph Strzegowski, Bill Moebius, Mary McClintock (on phone), Dave Barten (associate member)

**Other attendees:** Alexis Fedorjaczenko (Administrative Assistant), Tom Gajewski, Jeremy Karpf (Omni Navitas)

**Location:** Conway Town Offices

### **Meeting called to order at 6:00 pm**

1. Minutes from the meeting on March 21, 2019, were reviewed. Motion by Beth to approve minutes as presented; seconded by Bill. Motion passes 4-0-0.
2. Review & Approve NexAmp SPR Application Approval w/modifications
  - a. There was discussion about the Con Com's last meeting and everyone reviewed the final draft of the Approval document. Mary thanked Joe for his work on this.
  - b. Motion by Mary to vote to approve this Approval with modifications of the site plan review; seconded by Bill. Roll-call vote: Bill: AYE; Beth: AYE; Joe, AYE; Mary, AYE.
  - c. The documents were signed by all members except Mary who plans to sign on April 5.
3. 6:30 PM Solar project review Forcier property, 10 Pine Hill Road - Jeremy Karpf, Project Manager at Omni Navitas
  - a. Introductions were made, and a site plan was distributed. Jeremy explained that the landowner wants to maintain the lower field to remain open. The existing woods road would be widened and maintained; the culvert would be widened. The parcel is about 35 acres and the project would be 5 acres (990 kw AC system, 1,263 kw DC). All the power will be low-to medium voltage (no high voltage). There are currently panels within the 100' buffer area and the proposal will need to also go before the Con Com. Omni Navitas is still waiting for the results of the Impact Study from WMECO (which has been due for six months) regarding connecting to the network. They are planning to participate in Community Solar: 50% needs to be residential and small or medium businesses; 50% can be one large off-taker. Three-phase power terminates at the corner of Baptist Hill Road; this would be extended. There is not expected to be much visibility of the project; possibly during winter from Emmerson Hollow Road so there would

be some screening; otherwise screening would be natural. Jeremy has encouraged the landowner to talk to abutters and the PB reiterated the importance of this. Dave raised a question about water runoff and storm water planning. Mary also noted that the gorge is listed as Priority Habitat, and wonders if there have been discussions with Natural Heritage. Dave asked when construction would begin: the hope would be by Fall 2019, a less optimistic goal would be Spring 2020. They expect to negotiate a PILOT. Jeremy asked if there were restrictions about the total amount of tree clearing; the PB did not think so; a total estimate of clearing will be on the next drawing.

4. 7:30 PM Outdoor Marijuana, Leah & Philip Bowden, John Moore & Lisa Gustavsen
  - a. This meeting was a no-show.
5. Comments from Deane Scranton for Moore Marijuana application / Comments from Roaring Brook camp for Moore Marijuana application
  - a. The comments were discussed and copies were made in anticipation of the 7:30 meeting (which did not happen). There was discussion about typical water use for a house or farm.
6. Fencing requirements for outdoor marijuana cultivation
  - a. There was general discussion about the different kinds of fencing that will be needed: deer fence; fencing required by State of MA; and a screening fence as requested by the PB.
7. Response to Select Board Minutes regarding Moore fencing requirements
  - a. Joe emailed the Select Board and Town Administrator Tom Hutcheson said he put it on the agenda.
8. Response to Harry Culver request Gasification equipment design / construction
  - a. Joe provided him with some more information.
9. DLTA grant for Housing development
  - a. Alyssa Larose will be attending the PB on May 2.
  - b. There is a Franklin County Affordable Housing Roundtable on April 8 from 6 to 8 pm at FRCOG in Greenfield. Mary cannot go but thinks it would be great to have someone from the PB there; she thinks it will be a broad conversation. Joe plans to attend.
  - c. Joe points out that there is no housing committee currently in Conway. Dave asks what would be a zoning change that would help allow for affordable housing; the answer was not clear. Mary talks about distinguishing between the classic image of a subsidized housing project for poor and what is “affordable” housing that would be created in Conway as part of the community. Beth says that a real issue for people is paying taxes in Conway; this is an already-existing

problem to keep front and center regarding people staying in their homes, and any new “affordable” housing will also run into this. Mary adds FYI that there are resources to help people stay in their homes in these circumstances.

10. Pre-Town Meeting Date May 6 (ATM – May 13) – no discussion
11. Planning projects discussion for FY 2019, items below (tabled) – no discussion
12. Commercial signage (Greenfield Bank) (Bill) – no discussion
13. Zoning use table revision (Joe, committee review & update, DLTA request) – no discussion
14. 2013 Master plan review & Update (one section) (Bill, DLTA request) – no discussion
15. Small scale solar bylaw (Beth) (15 KW - ???) – no discussion
16. South River Erosion Zoning (Kimberly MacPhee) (tabled) – no discussion
17. Mail/email – no additional
18. Old Business – none
19. New Business not reasonably anticipated 48 hours in advance – none
20. Next Scheduled Meetings: April 18, May 2 & 16, 2019

Motion by Beth to adjourn the meeting; seconded by Bill. Motion passes, 4-0-0.

Adjourned at 8:09

Respectfully submitted,  
Alexis Fedorjaczenko