

Conway Planning Board (PB)

May 2, 2019

Minutes – Meeting

Members Present: Beth Girshman, Joseph Strzegowski, Bill Moebius, Dave Barten (Associate Member); Mary McClintock (by phone)

Other attendees: Alexis Fedorjaczenko (Administrative Assistant), Tom Gajewski, Thomas Shaw, Alyssa Larose

Location: Conway Town Offices

Meeting called to order at 6:05 pm

1. Minutes from the meeting on April 18, 2019, were reviewed. Motion by Beth to approve minutes as presented; seconded by Joe. Motion passes, 3-0-1 with Mary abstaining due to absence.
2. NexAmp Update Con Com / Construction Monitoring (Joe & Alexis)
 - a. Updates were provided.
3. Final document NexAmp SPR Review & Approval
 - a. The final document was distributed and reviewed. The twenty-day period has expired with no appeals. Joe also indicated that the PB's revolving account has duplicate deposits; he is working to sort this out.
 - b. Motion by Beth to approve the final package; seconded by Bill. Motion passes, 4-0-0.
4. DLTA grant for Housing development -- Alyssa Larose at 6:30 PM
 - a. Conway chose "housing plan" as an area of interest for technical support and Alyssa is attending to discuss the next steps. Joe provided background on discussions about affordable housing in Conway; he also indicated that there was an age-restricted housing bylaw that was passed and there have been explorations of updating that for affordable housing.
 - b. Alyssa indicated that there are several options: one possibility is Habitat for Humanity which can work for smaller towns; supporting the use of existing homes for affordable housing is another option (Leverett is doing this); Alyssa distributed a sample of a housing plan and discussed options like a survey to gather information and determine if there is support and how CPA housing funds could potentially be used. She also mentioned that there may a group pulled together from small towns to see if they want to collaborate on projects or explore regional solutions; next steps may occur during the summer. Alyssa suggested

that some of the planning work could be focused on education about what affordable housing is, and handed out another example of data from Shelburne.

- c. Mary indicated her sense of Conway as a place with large houses and an aging population, people interested in downsizing, and competition for the more affordable houses. David also indicated that people feel concerned about what “affordable housing” is and how it would change the town demographics. Beth indicated that this is why she thinks a survey is an opportunity to educate while also while gathering information. Mary added that town taxes can also be a barrier to affordability, and raised the question of how existing houses can be supported, for example by allowing accessory apartments.
 - d. Alyssa suggested looking first at what other towns have done with CPA funds, especially using existing housing stock, as a first option. She could help research this; there are definitely towns that have used CPA funds to do really creative things.
 - e. Mary asked if anyone is doing “re-habitat” to use existing properties that can be rehabbed for use. Joe brought up the idea of creating an exemption for affordable housing with regards to code issues. Alyssa indicated that the Rural Advisory Policy Commission will be looking into this.
 - f. Dave brought up Shelburne Falls’ downtown housing and how older homes have been divided into multiple apartments. Two-family homes are allowed by right; splitting into more than two would require a Special Permit and they have had some cases of this. Alyssa suggested that Conway’s zoning could be looked at as well. Joe indicated that there are historical discussions about town septic and water and this has been a barrier.
 - g. Alyssa also indicated that a couple of towns have put CPA money into a municipal housing trust.
 - h. NEXT STEPS: Alyssa would start pulling together data for a housing needs assessment and bring that next time; she can also research uses of CPA funds as related to the above discussion; and looking at Conway zoning. A survey or outreach would come later if determined to be appropriate. DLTA funding is now through December. Alyssa will return to the PB June 20 at 6:30 PM. She plans to send some materials ahead of time for PB review.
5. River Corridor Mapping Workshop May 3rd 8:30 AM to 5:00 PM Deerfield, MA
 - a. Information was distributed.
 6. Highway Garage Public Discussion May 4th (Saturday) Town Hall 9 AM to Noon
 - a. Beth hopes to attend; Mary may also attend part of the discussion.
 7. Pre-Town Meeting May 6th 7:00 to 8:30 PM Grammar School
 - a. Beth cannot attend but Dave will be there, and Mary will be there. The PB has nothing to present.

8. ATM – May 13th 7:30 PM Grammar School – no additional discussion
9. Summer Meeting Schedule (Third Thursday of July and August)
 - a. It was noted that this was discussed at the April 18 meeting.
10. Planning projects discussion for FY 2019, items below (tabled) – no discussion
11. Commercial signage (Greenfield Bank) (Bill) – no discussion
12. Zoning use table revision (Joe, committee review & update) – no discussion
13. 2013 Master plan review & Update (one section) (Bill) – no discussion
14. Small scale solar bylaw (Beth) (15 KW - ???) – no discussion
15. South River Erosion Zoning (Kimberly MacPhee) (tabled) – no discussion
16. Mail/email – none
17. Old Business
 - a. Beth researched the New England Church of God Region and did not find a lot of information.
18. New Business not reasonably anticipated 48 hours in advance
 - a. Thomas Shaw – 468 Ashfield Road -- Form A was submitted for Approval Not Required of a plan to split an approximately 8-acre property into a parcel that could be sold with the house while retaining a portion of the land as a separate parcel.
19. Next Scheduled Meetings: May 16, and June 6 & 20, July 18, and August 15, 2019

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

Adjourned at 7:30

Respectfully submitted,
Alexis Fedorjaczenko