

Conway Planning Board

Thursday, June 3, 2021, 6-7:30 p.m.

MINUTES

Location: Meeting conducted remotely, per Governor Baker's directives

Present: Beth Girshman (chair), Susan Fentin, Mary McClintock, Bill Moebius

Other Attendees:

Jonathan Barkan, 502 Williamsburg Road

Jack Farrell, 2262 Main Poland Road

Gerry LeBlanc, 2332 Main Poland Rd.

Devlin Selman, 2300 Main Poland Road

Jaymie Stanton, NexAmp

Meeting called to order 6:05 pm by Chair Beth Girshman

1. Review and approve minutes of previous meeting, May 20, 2021

Vote:

Fentin - Aye

Girshman - Aye

McClintock - Aye

Moebius - Aye

Motion passed

2. Town meeting presentation of solar bylaw revisions

Beth will give a brief presentation, starting with a reminder that this bylaw doesn't apply to residential solar below 2.5 acres, letting folks know that every other town in Franklin County except Leyden has a special permit requirement for large scale solar.

Handouts: We will have 100 handouts to provide

Planning for who will present/be up front to answer questions.

Discussion of issues that were raised at Pre-Town Meeting.

Discussion of creating a draft document of possible future orders of condition.

3. NexAmp – outstanding issues, next steps

Letter sent to NexAmp requiring a response by May 27. Nexamp responded on May 27 with the requested information. Beth rejected some of the species in the screening plan because they are non-native and because they carry disease. NexAmp is going to respond with a revised screening plan.

Joe is working on extended contract with Tighe&Bond for extended inspection schedule. Have not heard from T&B with a new contract, but we are planning on doing it.

Revised screening plan capturing Beth comments sent today including abutters.

Questions by Gerry LeBlanc:

Hookup of electric pole... there is no other pole going in. Is there a timeline for when that hookup will be made and use of generator no longer needed?

Generator: another recommendation... what about a solar-powered one?

Hopefully, the generator will be gone by June 30 event.

Jaymie Stanton said: NexAmp is optimistic that will be possible. Waiting on date of witness test/subject to electric company.

NexAmp spoke to Mass DEP re: role of generators in this project. This type of generator is used whenever there is battery storage. Electrical inspector worked with NexAmp to try to speed the process. Utility connection has been delayed.

Jack Farrell: Did anyone in town know that NexAmp would need to use a generator for that long? No one that we're aware of. Now we are aware of the issue of generators for future reference. Concerns re: health and noise. Given that generators are needed in these projects, it seems like the order or conditions would need to address the issues of generators.

Jonathan Barkan: Expressed strong concerns about making sure these issues don't happen again.

4. Update on Vertex Tower cell tower special permit – ConComm review

Plan on how to move forward with a requested extension of ZBA variance (expires as of June 15) and possibly the special permit (expires in August).

Zoning variance for height was given by ZBA in February 2020. Because of COVID-related delays, work has not started on the cell tower.

There isn't a 3rd ZBA member, so can't make a ruling until there is another ZBA member appointed.

ConComm will have a site visit and hearing on June 8th.

Planning Board needs to look at the timing of when the special permit expires and what the timeline would need to be to approve an extension so that we know the date when we would start to prepare for a public hearing/notice to abutters/etc. Susan will review state statute to see what's required.

Beth will be away June 7-22nd but will be in email contact.

5. Updating floodplain bylaws, as required by state - next steps

We need to change our town bylaw to be consistent with new state requirements. Need to vote on a revised bylaw at Annual Town Meeting in 2022. Next step is to review the template of the proposed revision and compare it to our existing town bylaw and see what changes need to be made. Susan will do that before the July meeting.

6. River corridor overlay zoning – update from work group, Jenn

No update

On our agenda for 2022

7. Summer meetings – in person, where?

- June 17 7pm meeting is in-person at the Town Hall general purpose room. Jenn will chair, Joe has a key. Beth will be out of town. All in-person, no open to the public Zoom because we haven't figured that out yet.
- July 22 and August 19 meetings will be in the Town Hall general purpose room.
- Need to have a quorum physically present. Chair or Vice-Chair has to be physically present. Still okay for those beyond quorum to call in via phone to a meeting. Our hope is that there will be a town-wide policy and equipment over-quorum committee members and the public to participate remotely.

8. Legacy forest project – request for letters of support from Mohawk Trail Woodland Partnership

For the June 17 agenda. Not sure about the deadline. Beth will draft a letter to request that our area become part of a federal forest legacy program. Beth will send info about it. Landowner can sell property in fee simple or own with a conservation restriction. Can be managed for forestry, recreation, and other conservation values. Managed by Department of Conservation and Recreation. To apply for this status, MTWP needs letters of support from town boards/committees.

9. Mail/email

Lara sent mail report last week

10. Old business

11. New business (not anticipated 48 hours in advance)

Upcoming Meetings (first and third Thursdays):

- a. Town meeting, Saturday, June 5 at Grammar School Gymnasium
- b. June 17, in-person meeting at Town Hall General Purpose Room ***NOTE – new start time of 7 p.m.

Motion to close the meeting:

Bill moves, Second: Susan

Vote:

Fentin - Aye

Girshman - Aye

McClintock - Aye

Moebius -Aye

Motion is passed and meeting is closed at 7:27 pm.