



Town of Conway, Massachusetts Planning Board

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SPECIAL PERMIT EXTENSION FOR VERTEX TOWER ASSETS, LLC

Applicant: Vertex Tower, Assets, LLC
Property Owners: Barbara Melville and Thoedore H. Lefkowitz
Site Location: 1352 and 1356 Ashfield Road, Conway, MA
Deed Reference: Book 7136 / Page 80 and 82
Plan Reference: Book 142 / Page 35

Decision: **At a duly posted public meeting held on October 8, 2024, the Conway Planning Board voted 4-0 to approve a two-year only extension request to extend the subject special permit.**

Findings: Sections 63.1 and 63.2 of the Protective Zoning Bylaws require construction begin within one year after a special permit is issued and that substantial use of the special permit must begin within two years after issuance, except, in both cases, for good cause. The special permit conditions require that at least one licensed wireless carrier must execute a lease for antenna space prior to issuance of a building permit for construction. Due to pandemic-related delays affecting potential cellular carriers, no carrier has yet leased space on the prospective tower. The Planning Board believes this to be “good cause” for a one-time extension of the special permit, especially considering the effects of the pandemic on business development generally.

Conditions: 1) This extension is effective until July 7, 2026.
2) Failure to meet the aforesaid requirements of sections 63.1 and 63.2 by July 7, 2026 shall cause this special permit to lapse. Thereafter, a new special permit process shall be required for this project.

George Forcier, Chair, Conway Planning Board

Date