

**Conway Planning Board
October 22, 2020**

Minutes – Meeting by Zoom

Members Present: Beth Girshman (Chair), Jennifer Mullins (Vice-Chair), Mary McClintock, Susan Fentin, Bill Moebius, Joseph Strzegowski (associate member) **Other Attendees:** Gary Stotz

Location: Remote by Zoom (phone/video) in accordance with memo from Town Administrator dated March 17, 2020 (“Logistics for Committees During the COVID-19 Emergency”)

Meeting Called to order at 6:00 pm.

Discussion about requesting that Alexis take more detailed minutes.

Motion by Mary to approve the meeting minutes of October 1, as amended; seconded by Susan. Motion passes 3-0-2 with Beth and Bill abstaining due to Absence on October 1.

1. Solar overlay district – continued discussion

- Susan reported that Mark Rabinsky, the Green Communities Coordinator for the Western Mass Region of the Green Communities Designation and Grant Program, got back to her quickly and said it’s possible to remove the Fournier property from the Solar Overlay District (the other two pieces satisfy the Green Communities obligations on their own). The next step for the Planning Board is to write a letter explaining why they want to remove it. This would go to Mark and he would share to his supervisors.
- The timeline is to get permission from the State, then go to Annual Town Meeting for a vote. Joe mentioned also informing the Select Board before taking any steps.
- Susan is happy to write the letter and contact the Select Board but needs some help with the details; Beth will help when she returns to Massachusetts around November 1.
- Mary walked everyone through the map identifying the properties.

2. FRCOG Presentation; re: River Corridor Overlay – Discussion

- Joe explained that the Select Board is discussing the property at the Main Street bridge at the next meeting and he plans to attend. It is a 4-acre lot (with three parcels) that the town is interested in purchasing.
- Members reviewed the property map together. Joe says there might be a legal building lot with access on Main Street., but at minimum it’s a legally nonconforming lot with separate parcels.
- Mary asked if the Planning Board could say to the Select Board that they are working on the River Corridor and would like to (1) make one parcel into floodplain restoration area, and (2) another parcel into affordable senior housing with two units.
- Susan attended a Senior Housing workshop. There is a minimum size to get state funding and she doesn’t think two units is enough. Susan and Gary also have a good friend who is an expert in senior housing and could be consulted.
- Mary suggested that someone else, perhaps Susan, also attend the Select Board. Susan will reach out to her friend and ask what is possible to do with the property.
- Motion by Mary that the Planning Board encourages the Select Board to consider purchasing the lot for flood control management and possibly housing.
 - Beth suggests keeping the focus off of housing during the floodplain conversation. Joe agrees with Beth, he doesn’t want the focus of the

- conversation to be what to do with the lot (besides flood mitigation). Beth suggests a revised motion – the Planning Board is in support of the Town of Conway purchasing this property with the primary purpose of flood mitigation.
- o Mary disagrees and thinks the conversation should be broader. Susan suggests adding “other possible uses including but not limited to housing, recreation, etc.”
 - o Revised motion by Mary that the Planning Board strongly encourages the Select Board to purchase the property under discussion with the primary purpose of flood mitigation and with other possible uses including but not limited to recreation and/or housing. Jenn suggested a friendly amendment removing the detail of the other possible uses.
 - o **Final MOTION** by Mary that the Planning Board supports the Town's purchase of Lot 2, 2.1 and 2.3 off of Main Street for the purpose of improving flood mitigation as well as for other possible uses; seconded by Jenn. Motion passes 5-0-0.
 - o Susan will attend the Select Board remotely in addition to Joe.
 - o Beth asked for input post-Kimberly McPhee’s presentation.
 - Joe explained that the project is creating a tool (matrix) through which the South River will be mapped and analyzed. The funding came from the Mohawk Woodlands Partnership. He stated there is a lot of energy going to the South River.
 - Mary thinks that being the first in the Commonwealth can be seen as a positive or negative depending on the person; some people will see this as more restrictions on their land. She also stated that the Mill River watershed is not in the South River watershed.
 - Beth said she is willing to be on a subcommittee, and asked for one person to participate with her; Bill volunteered. Joe also volunteered to keep the group up-to-speed on the Municipality Vulnerability Preparedness (MVP) project. Beth will be in touch with Bill in early November.

3. Solar – NexAmp project; Tighe and Bond reports, outcomes

- Joe’s update: There is a new inspector who documented a lot of maintenance items. Joe went on a site visit with Bob Armstrong, and they will go on another site visit Monday afternoon; they are walking the property with the inspector. A neighbor continues to identify complaints including visibility issues. Work progresses and the panels will be installed within the next month or two.

4. Gary Stotz, S. Deerfield Road, Conway

- Gary inquired with the Planning Board about dividing his lot and asked to be added to the agenda. He has not yet had the property surveyed and new plot plans drawn up and mostly wanted to alert the Planning Board to his plans and to inquire about a few details such as possible driveway placement. The process was reviewed for Gary.

5. Housing Issues – ADUs, zoning by-law changes, affordable avenues

- Joe indicated that he and Alexis did some research and the final housing report from Alyssa LaRose has not been received. Email from Alyssa with next steps was real aloud; she is transitioning back to full time work.
- Beth said she will schedule Alyssa for another meeting, ideally November 19 to accommodate Susan’s schedule (absent on November 5).

6. **FRCOG River corridor and pollinator project** — no discussion
7. **Zoning use table revision, for FY 2021** — no discussion
8. **Multi-hazard action plan** – informational town mtg to schedule winter 2021
 - a. Mary asked if this is different than the MVP. Joe says they are all related. Joe explained that there are a lot of action items for the Planning Board in the Multi Hazard Action Plan.
 - b. Mary asked if the informational meetings are for the town or a larger audience. Beth suggested two informational sessions will help determine where people's heads are at with regards to appetite for the bylaws with regards to different pieces of these related projects.

Mail — none

Old business - Deerfield Portage — No discussion

New business not reasonably anticipated 48 hrs. in advance:

- Susan will attend training sessions offered by the CPTC.
- Beth has also signed up for the free webinar on telecommunications siting.

Motion by Susan to adjourn the meeting; seconded by Bill. Motion passes 5-0-0. Remote meeting concluded at 7:30 pm.

Upcoming Meetings: November 5 & 19

Respectfully submitted,
Alexis Fedorjaczenko