

Conway Planning Board
Thursday, April 15, 2021, 6-7:30 p.m.

MINUTES

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

Present: Beth Girshman (chair), Jenn Mullins (vice-chair), Susan Fentin, Mary McClintock, Bill Moebius,
Joe Strzegowski (associate member); Lara De Lucca (administrative assistant)

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

Introduction of new Administrative Assistant Lara De Lucca who will start in her role at May 6 PB meeting

1. Review and approve minutes of previous meeting, April 1, 2021

Motion to approve minutes as submitted: Fentin, Second: McClintock

Fentin - Aye

Girshman - Aye

McClintock - Aye

Moebius –absent for vote

Mullins - Aye

Motion is passed

2. Article 9 – Town Meeting presentation plans

Revision of Solar Bylaw

Handout – Susan and Beth will make a draft, probably based on chart from public hearing and with information about the solar overlay district change.

Possible pre-town meeting discussion (not yet confirmed) will be a place to preview presentation and handout.

We need to plan our presentation.

3. Article 2 – Solar Electric Overlay District – next steps for state; when?

Wait until after Attorney General approves Town Meeting warrant votes (generally about 90 days after Town Meeting) to send the info to the state to remove that parcel from the map.

4. NexAmp – final T&B site visit, proposed screening plans; generator noise mitigation, Joe

Site Visit today with:

Jaymie Stanton NexAmp

Timothy Houle, Tighe & Bond

Tony Wonseski, SVE Associates

Bob Armstrong, Selectboard

Alejandro Lopez, NexAmp

Joe Strzegowski, Planning Board

Email from abutter this week re: erosion. Agreed to put it on the watch list. Tony said, “you don’t want to stop the water from flowing through the ravine to the wetland. No evidence of silt or anything other than water going down the ravine.”

Sound measurements: 85Db at generator enclosure, 60-65 Db at fence line, (for example, 70 Db is typical talking volume, 50 Db is quiet bedroom, 85 is max you can work without hearing protection)
Mostly walked outside the fence.

Generator is still running and will be for a while.

Eversource requested a new pole, will delay this project a bit, which means generator running longer.

There are green slats in the fence, opaque in part of the fence. It is early to do any planting.

Grass is starting to come in, but areas that haven't fully taken yet.

Generally, site inspection with T&B went well.

Might need one more site visit.

Current bylaw says no perceptible noise 100 feet from boundary.

Abutters are working with MA DEP about trash issues.

Joe stood next to air conditioning unit and couldn't hear any sound

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

Work group has not met since the last PB meeting.

Our flood map-related bylaw was adopted in 1970.

Joe shared information from 4/13 flood map model bylaw presentation:

Now there is a new flood zone map that is more precise and it will be a GIS as an overlay on Google maps and as a layer for GIS mapping. There has to be a town staff person who is the flood map manager and it can't be a regional person, has to be a paid town staff person. They would be a point of contact.

We need to do a flood map revision/bylaw revision for the 2022 Annual Town Meeting to have it in place by 2023 when it will be required.

Joe said that the slide show from 4/13 model bylaw presentation was very useful. In Q&A session, info about community-generated maps vs. official flood maps. What has to follow the building code is what is called the 1% (used to be 100-year flood map), not community-generated maps.

6. Pollinator project – report

FRCOG is working on a project to identify/encourage pollinators.

7. Community Preservation Committee

Mary reported on April 12 Community Preservation Committee meeting where the Committee voted that three proposed projects meet the guidelines for use of CPA funds: Two requests from the Selectboard to purchase property along the South River for flood mitigation projects (total request for the two projects = \$65,000. One request from Pioneer Valley Habitat for Humanity for \$45,000 to help with building a single-family house on a piece of donated property. The three projects will appear on the Town Meeting Warrant on June 5.

8. Mail/email

Joe went by the mailbox, some notices from other towns. He has the bill from the legal notice for the public hearing related to solar bylaws.

9. Other Business Not Anticipated more than 48 hours in advance

- Jenn signed a plot plan for dividing a lot for James Allyn on East Guinea Road.
- Timing of Planning Board meetings: will decide at May 6 meeting about whether to shift to 7pm as start time of meetings.

Upcoming Meetings (first and third Thursdays):

- a. May 6, 6pm; May 20
- b. Town meeting, Saturday, June 5, 1pm

Motion to close the meeting:

Jenn moved, McClintock seconded the motion

Vote:

Fentin - Aye

Girshman - Aye

McClintock - Aye

Moebius -Aye

Mullins - Aye

Motion is passed unanimously and meeting is closed at 7:06pm.