

Planning Board- Meeting Minutes

Town of Wales

12/18/2023 6:00 PM

Meeting Location: Wales Senior Center

Present: Jason Oney (**Jason O.**) *Board Member/Chair*, Sarah Ryan (**Sarah R.**) – *Board Member/Clerk*, Danelle LaFlower (**Danelle L.**) – *Board Member*, Melanie Oney (**Melanie O.**) – *Board Member*

Public Attendance: Doug Dickinson

Jason O. opens the public meeting at 6:00 pm.

New Business:

****Agenda Item: January Meeting Date-Discussion**

The third Monday in January is a holiday, the board sets January meeting for the third Tuesday, January 16th.

Agenda Item: 40 Sizer Dr. – Site Visit

Highway Commissioner, Chris Ryan and Planning Board members Jason O. and Sarah R. attended a Site Visit at 40 Sizer Dr., with Andrew Vardakis from WSP and James Martin, (council for Sunpin). All parties reviewed the plans, specifically the entrance of the property. WSP is looking into where exactly the public road ends but the plans submitted show a 50-foot buffer, anticipating that the road is public up onto the property. The property was walked to see where the arrays would be. This location is very remote. With no foliage this time of year, it was surprising that you could not see an abutting property's dwelling. The entrance of the site has a dilapidated shed with miscellaneous garbage and old machinery. The house on the property has been abandoned for more than 2 years and appears to be concaving. The board hopes to see the entrance cleaned up with proper signage and possibly plantings that are native to Wales.

****Agenda Item: 40 Sizer Dr. – Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation**

Until the board has entered into a contract for peer review services, the board feels that the attendance of the applicant was not needed. The applicant requested a continuance to allow for the board to have more time to get necessary information to the peer reviewer.

Motion 121823-01 by Jason O. to continue the public hearing for 40 Sizer Dr.-Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation to January 16th, 2023, at 6pm, Seconded by Sarah R. no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes

Melanie Oney Yes

Old Business:

****Agenda Item: Peer Review Services – Review Contract submitted by CHA**

The board reviewed the standard contract sent over by CHA. The board will be reaching out to CHA about coming up with an estimate based on the scope of work needed for the current solar project before the board. The standard contract is a good starting point for hourly rates, especially for other departments to have on file for future use. The board looks forward to finalizing a contract.

****Agenda Item: Review Minutes 11/20/23 & 12/7/2023**

Motion 121823-02 made by Melanie O. to accept the minutes from 11/20/23 & 12/7/23 minutes as written, Seconded by Jason O. No discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Melanie Oney	Yes

The Planning Boards next meeting will be January 16th, 2023, at the Wales Senior Center at 6pm.
The meeting was adjourned at 7:00pm.