

## Planning Board- Meeting Minutes

Town of Wales

2/20/2024 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: Andrew Vardakis, Dean Dickinson, Doug Dickinson, Chuck Easton, Chris Ryan (Highway Commissioner)

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

### Old Business:

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

Jason O. opened the public hearing for 40 Sizer Dr. at 6:00pm.

The board, the applicant (Jim Martin & Drew Vardakis), the board's third-party reviewer (Chuck Easton), the Town of Wales Highway Commissioner (Chris Ryan), and the public (Dean & Doug Dickinson), discuss the current condition of Sizer Dr. The projected required maintenance plan for the area of crushed stone at the access point of the property was also thoroughly discussed. The access point of the site is a town road and that specifically serves as a turnaround for our local school bus route and for town vehicles/emergency vehicles. The highway commissioner was accepting of routine maintenance being performed by the applicant at the access point of the property and throughout the site. How to handle local bus traffic during the school year will need to be addressed at the pre-construction meeting prior to the start of the project. The board and highway commissioner agreed that conducting numerous road inspections (with town's engineer) throughout and after construction is necessary, to ensure that the road conditions have not gotten worse. Chuck Easton read through his outstanding comments. Andrew Vardakis addressed those comments and agreed with the changes suggested. Revisions will be made and submitted to the board and the board's third-party reviewer.

**Motion 022024-01 made by Jason O. to close the public hearing for 40 Sizer Dr.-Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation, Seconded by Sarah R. no discussion, all in favor.**

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

**\*\*Agenda Item: Review Minutes 1/23/24**

**Motion 012324-02 made by Melanie O. to accept the minutes from 1/23/24 minutes with edits,  
Seconded by Sarah R. No discussion, all in favor.**

<b>Roll Call:</b>	<b>Jason Oney-</b>	<b>Yes</b>
	<b>Sarah L. Ryan-</b>	<b>Yes</b>
	<b>Danelle LaFlower</b>	<b>Yes</b>
	<b>Melanie Oney</b>	<b>Yes</b>

**The Planning Boards next meeting will be March 11, 2024, at the Wales Senior Center at 7pm.  
The meeting was adjourned at 7:57pm.**