

Planning Board- Meeting Minutes

Town of Wales

3/11/2024 6:30 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*

Public Attendance: Andrew Vardakis, Dean Dickinson, Doug Dickinson, Chuck Easton, Sam Dionne (virtually)

Jason O. opens the public meeting at 6:01 pm.

Old Business:

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

Andrew Vardakis from WSP submits revised plans to the board. Showing the changes that were previously discussed at last month's meeting. The board and their third-party reviewer Chuck Easton feel that all concerns discussed throughout the public hearing process have been addressed and reflected in the plans.

Motion 03112024-01 made by Danelle L. to APPROVE the special permit for 40 Sizer Dr.-Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation with conditions to be issued by Planning Board, Seconded by Jason O., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Melanie Oney	Not Present

The board discusses drafted conditions. The board and Andrew feel the drafted conditions reflect all concerns that were discussed throughout the permitting process. The chair allows Dean Dickson to speak for a short time about the remaining concerns he has with the project and the board agrees to formally respond to these concerns in writing if submitted. Some minor edits are made to the drafted conditions.

Motion 03112024-02 made by Sarah R. to accept the drafted conditions with edits made for the Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation, Seconded by Jason O. No discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Melanie Oney	Not Present

****Agenda Item: Review Minutes 2/20/24**

Motion 03112024-03 made by Sarah R. to accept the minutes from 2/20/24 minutes with edits,
Seconded by Jason O., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Melanie Oney	Not Present

The Planning Boards next meeting will be April 22, 2024, at the Wales Senior Center at 6pm.
The meeting was adjourned at 7:40 pm.