

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Thursday September 1, 2022

Wales Town Offices

3 Hollow Rd. Wales, MA 01081

Members Present: Committee Member: Joel Jette (**JJ**), Committee Member: Adam Brassard (**AB**), Committee Member: Nate Collins (**NC**), ZBA Clerk- Sarah Ryan (**SR**)

Members of the public present IN PERSON: Lisa Person, Brian Person

Members of the public present VIRTUALLY:

JJ made a motion to open the meeting/public hearing at 6:01 PM.

New Business:

**** Agenda Item:** Public Hearing – 2 Cordially Colony Ln.- Brian Person

The applicant, Brian Person is present. A building permit was denied based on the Wales Zoning Bylaws, Section 4.2.

Town of Wales Zoning By-law Sec. 4. 2.. The Town of Wales Zoning By-Law Sec. 4.2.2 states "A pre-existing non-conforming use or structure may not be extended, altered or changed except by a special permit from the Zoning Board of Appeals."

The board members review the plans for 2 Cordially Colony Ln. to construct a 15x15 addition. The board members feels that that the proposed decision meets all requirements needed to approve a special permit.

Motion 090122-01 by NC to approve the application for a special permit for 2 Cordially Colony Ln., constructing a 15 x 15 addition, AB Seconded that motion, no discussion, all in favor.

**** Agenda Item:** Review Meeting Minutes-3/31/22 and 4/7/22

Motion 090122-02 by AB to approve the meeting minutes for 3/31/22 and 4/7/22 as written, Seconded by NC, no discussion, all in favor.

JJ made a motion to adjourn at 6:08 PM.

