

Planning Board- Meeting Minutes

Town of Wales

3/21/2022 6:00 PM

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

Public Attendance: Josh Smith, Rebecca Smith
(No public was present virtually)

Lynn G. opens the public meeting at 6:00 PM.

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

****Review Minutes: 2/22/22**

Motion 032122-01 by Danelle L. to accept the minutes from 2/22/22 planning board meeting, Seconded by Jason O., No discussion, all in favor.

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

New Business:

****Agenda Item: Public Hearing – Josh Smith – 49 Main St.- Special Permit Class II Dealers License**

Lynn G. opens the public hearing at 6:03 PM.

The planning board discusses the application submitted by Josh Smith for a Class II Dealers License at 49 Main St. The board reviews the conditions that were issued to Gene Randall, also at 49 Main St. in 1998. The board review the conditions, making some modifications. Proof of bond was provided by the applicant. The board discusses business hours along with the property's conditions. No members of the public were in attendance for comment.

Motion 032122-02 by Jason O. to close the public hearing, Josh Smith Class II Dealers License, Seconded by Danelle L., no discussion all in favor.

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

Motion 032122-03 by Sarah R. to approve the special permit for a Class II Dealers License at 49 Main St. Josh Smith with standard findings and special conditions as they were read, Seconded by Jason O., no discussion, all in favor.

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

****Agenda Item: Discussion to structure of implementing the Master Plan**

Danelle L. reads from page 9-2 of the Wales Master Plan: "Upon acceptance of this Master Plan, the town should immediately form a Long-Range Plan Implementation Committee. The formation of this Committee is CRITICAL to the successful implementation of this Master Plan." The board discusses what this should look like in their opinion. In 2021 at Town Meeting, the Planning Board had an article on the warrant for an Open Space Committee, which would have included established members of boards/committees and a member of the public to discuss ways to implement the Wales Master Plan. Unfortunately, the proposed committee did not pass at town meeting the previous year. Requesting a meeting with the Board of Selectman to discuss the implementation of the Master Plan is the next step.

****Agenda Item: Update on Wireless Communication- 188 Stafford Rd.**

Sarah R. informs the board that SBA Communications has not had a building permit issued to them and the town is awaiting payment for past mitigation fees. Once payment is received by the town, then the building inspector will issue the permit and the Planning Board will send out of the notices.

****Agenda Item: Update on Old County Rd. – Renaming**

Sarah R. informs the board that a meeting will be held between the Town of Holland public safety (Police/Fire) and assessor's office along with the Town of Wales public safety and assessors to discuss the road name conflict that Holland has. This meeting has not yet been scheduled.

Other Business:

The board discuss the site visit with Wales Solar LLC, scheduled for March 22 at 5:30 PM. This site visit was requested by NEXAMP as it is conditioned that the Planning Board must ensure that the conditions that were issued have been implemented before the building department can sign off of the project.

Motion 032122-04 by Jason O. to close the planning board meeting at 7:00 PM, Seconded by Sarah R. No discussion, all in favor.

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