

Planning Board- Meeting Minutes

Town of Wales

4/25/2022 6:00 PM

Present: 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: Bill Matchett

Lynn G. opens the public meeting at 6:07 PM.

****Review Minutes: 3/21/22**

Motion 042522-01 by Jason O. to accept the minutes from 3/21/22 planning board meeting, Seconded by Sarah R. No discussion, all in favor.

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

New Business:

****Agenda Item: Bill Matchett – earth removal- informal discussion**

Mr. Matchett has met with the board to discuss his desire to remove dirt/gravel from his property. Since the removal of this dirt/gravel is not in connection with construction of a permitted structure and since the owner states that he does not have the space to relocate the dirt/gravel within his property lines, Mr. Matchett would need to apply for a special permit with the Planning Board to remove the dirt/gravel mound. Mr. Matchett explains that his back yard used to be an old gravel pit. He explains that he has a fenced in grass area directly behind his house that he would like to extend if he is able to remove the large mound directly behind his yard. Mr. Matchett took some rough measurements; he stated that the mound is roughly 60 ft. from any neighbor and about 125 ft. from any wetland. Mr. Matchett does not want to invest in applying for a special permit if the board feels that the operation will disrupt ground levels and grades for abutters. The board decides that a site visit would be necessary to see the exact size of the mound and the distance in relation to boundaries and wetlands.

****Agenda Item: Article on Warrant – Implementation Committee**

The board discusses the wording of the proposed Implementation Committee that has been submitted on the warrant for town meeting in May, sponsored by the Selectboard. The only suggestion that the board feels is necessary is to amend the wording at town meeting. Because times have been hard in regard to finding residents to volunteer their time to serve on the boards/commissions in this town, the board feels that if a particular board or commission does not have active members who can commit to this specific committee then that seat should be extended to a member of the community. The board

will figure out the correcting wording to reflect this and submit to the Executive Secretary and Town Clerk prior to the annual town meeting.

****Agenda Item: Recap on Wales Solar LLC – Issuance of compliance**

Since one of our members was not present for the site visit at Wales Solar, LLC last month, the board briefly explains the findings of the site visit. An issuance of compliance letter was signed and delivered to the Mark Edmonds, the project manager for Wales Solar, LLC on Union Rd. This letter confirms all conditions set by the Planning Board were complied with, along with all requirements from DEP, which the Planning Board was able to confirm directly from DEP.

Old Business:

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

The Selectboard received a letter from SBA Communications counsel regarding the past due mitigation fees owed to the town, specifically, they directly stated that they agreed to the amount owed to the town and assured that this will be paid once a building permit is issued for the proposed work. The Executive Secretary has reached out several times since this letter was received and has been unable to talk to anyone. The town stands firm in not issuing the permit until all owed amounts are paid in full.

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

A meeting has been scheduled for May 9th at 5PM, at the Wales Senior Center between Wales Selectboard, Highway and Fire along with the Selectboard, Highway and Fire for the Town of Holland. This meeting will give direction to what changes need to be made regarding the road naming issues.

Motion 042522-02 by Jason O. to close the planning board meeting at 6:29PM, Seconded by Danelle L. No discussion, all in favor.

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