

Planning Board- Meeting Minutes

Town of Wales

5/23/2022 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.**) *Board Member/Chair*

Public Attendance: Hugh Brower (online)

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

****Review Minutes: 4/25/22 and 4/25/22-Site Visit**

Motion 052322-01 by Jason O. to accept the minutes from 4/25/22 meeting minutes & 4/22/22-Site Visit minutes with edits, Seconded by Danelle L. No discussion, all in favor.

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

Other Business:

45 Union Rd.

Hugh Brower (online) discusses the Wales Conservation Commission's site visit to 45 Union Road regarding the proposed earth removal that is before the Planning Board. Hugh Brower affirmed that the proposed work is mostly outside the buffer zone and as long as no additional removal is proposed on the application to the Planning Board, the Conservation Commission will not require any filings. The conservation commission expects that the Matchett's will follow best management practices, which includes erecting and maintaining erosion controls and prohibit any runoff into the road due to the trucks going in and out of the property. The board will include these comments within the order of conditions.

New Business:

****201 Main St. – Sign - Discussion**

The Planning Board has received a special permit application for 201 Main St., for a permanent sign to be placed on the property. The Code Enforcement Officer called Mr. LaBonte regarding the sign already installed on the property. Mr. LaBonte was under the impression that since a sign was mentioned in the narrative of his special permit for a self-storage facility at the same location, that further procedure would not be required. The Code Enforcement Officer instructed him to apply for a special permit with the planning board. The board has scheduled this hearing for June 27th, 2022, 6PM at the Wales Senior Center. The board will request a site visit prior to the hearing to ensure that the existing sign is

completely in compliance with our Zoning Bylaw 7.0. The board specifically wants to ensure that there is no up lighting.

****Agenda Item: 67 Main St. – Special Permit-discussion**

The Planning Board is in receipt of a special permit application from Wendy Aquino, for a private motorcycle club located at 67 Main St. The board will consult with town departments to ensure that any questions or concerns they may have regarding the proposed club will be addressed at the hearing. If a department wishes for the Planning Board to impose conditions, then they will need to submit those conditions in writing. The hearing will take place on June 27, 2022, 6PM at the Wales Senior Center.

Old Business:

****Agenda Item: Implementation Committee – Town Meeting-update**

The implementation committee article passed at annual town meeting. The planning board will begin to discuss where to start with this committee in the near future.

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

Sarah R. will follow up with SBA communications regarding the courtesy letter to be sent to the land abutters of 188 Stafford Rd.

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

Sarah R. explained that a meeting took place between the Wales Board of Selectmen, Fire, Police, Highway, Assessors and Holland's Board of Selectmen, Fire, Police and Town Administrator regarding Old County Rd. Holland expressed their challenges due to the multiple roads with the same name. Since the road is a Wales road, Wales would be responsible for that change. In order to change the road name, it would require approval at town meeting. There would be no guarantee that the road renaming would pass at town meeting. The solution that was agreed upon is to change the numbering system, that way Holland is able to have a distinguishing numeric system.

Motion 052322-02 by Sarah R. to nominate Jason O. to chair of the Wales Planning Board as of June 1st, 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 052322-03 by Jason O. to close the planning board meeting at 6:54 PM, Seconded by Danelle L. No discussion, all in favor.

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

