

Planning Board- Meeting Minutes

Town of Wales

6/27/2022 6:00 PM

Present: Jason Oney (**Jason O.**) *Board Member*, Danelle LaFlower (**Danelle L.**) – *Board Member*, Sarah Ryan (**Sarah R.**) – *Board Member/Clerk*, Melanie Oney- (**Melanie O.**) *Board Member/Chair*, Bruce Cadieux (**Bruce C.**)–*Board Member*

Public Attendance:

Bob Reidy, Michael Bowling, Thom Dearborn, Carol Nitka, Timothy Martin, Joseph Nitka, Ray LaBonte, Judah Mantha, Joe Romonosky, Fioleman Rodrigues, Robert Marchand, Kelly Connolly, Tracy Prince, Chyna Aquino, Kelly Martin, Ahmed Shamroukh, Michael Whalen, Alexis Whalen, Kathleen and Robert Baker, James and Leona Gregoire, Analia St. George, Kathy Andre, Peter Frei, Joan Heck, Wendy Aquino, Kelly Connolley, Tracey Prince

Virtual Attendance:

K. Versh, Bernie St. George, Miguel Nobre

Jason O. opens the public meeting at 6:00 PM.

New Business:

****Barney Rd.-ANR-Nitka/Levesque**

The board reviewed the proposed lines changes for 9 Barney Rd. The changes only increased the conformity of the lots, the board saw no concerns with the changes. The board signed the ANR.

****Agenda Item: 201 Main St.-Special Permit-LaBonte**

Jason O. opens the public hearing at 6:07 PM.

The board conducted a site visit on June 18th, where the board confirmed that Mr. LaBonte was in compliance with all conditions imposed by the Planning Board in 2020/2021. The board requested that Mr. LaBonte change the lighting on the sign to be downward facing which is a requirement of our Sign bylaw. The board has no additional comments/concerns. The public had no comment.

Motion 062722-01 by Sarah R. to approve the special permit for the permanent placement of a sign at 201 Main St.-Ray LaBonte, Seconded by Bruce C., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Bruce Cadieux	Yes
	Melanie Oney	Yes

Jason O. closed the public hearing at 6:09 PM.

****Agenda Item: 67 Main Street – Special Permit- Aquino/Marchand**

Jason O. opens the public hearing at 6:09 PM.

The board reviews and reads all comments from different departments to include the Highway/DOT, Board of Health and Police department.

Board of Health

- According to MGL 310 CMR 22 If the occupancy will have an average of 25 people on 60 days a year or more, they will have to apply to become a Public Water Supply (PWS). From the information I have gathered, the building will not meet the Massachusetts minimum requirements to be a PWS. The building has been vacant for a period and has lost its grandfathered status. Therefore, the occupancy cannot exceed the numbers above.
- Prior to any occupancy the Board of Health will need them to have a comprehensive water test done and the results sent to the Wales Board of Health. The water must meet the minimum safety standards according to 310 CMR 22. The test should also include bacteria, lead and other heavy metals, herbicides, pesticides, and industrial solvents.
- We will also need a title V inspection of the septic system.

Highway/MA DOT

- Parking within a state highway layout is prohibited and based on DOT plans, the State Highway Layout is right up to the front of the building, it then comes towards the road and is located at the back of the paved islands where the has station used to be.
- Any work within the SHLO would require a permit form the state.

(DOT will follow up with local PD about enforcing this, as it poses a safety concern with backing out onto a state highway.)

Wales Police Department

- Street parking is a concern
- Holding any outside events may impact traffic
- Regular loud noises are always a quality-of-life concern for those living in the area

Ms. Aquino stated that they currently have 5 Members with hopes to grow, meetings hours for members are typically on Monday evenings. The club hopes to hold events, but these events will not disrupt the public. The board opened up for public comment on this application. The Executive Secretary for the Town explained that any event the club plans on having whether inside or out would require an entertainment license and any event where food or drink is offered would need to be prepared in a serve safe certified kitchen and entertainment permits would need to be obtained. The board requests that a site visit take place before the next meeting.

Motion 062722-02 by Sarah R. to continue the public hearing until July 18, 2022-6PM Wales Senior Center, Seconded by Bruce C., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Bruce Cadieux	Yes
	Melanie Oney	Yes

****Agenda Item: 45 Union Rd.-Special Permit-Earth Removal**

Jason O. opened the public hearing at 6:29 PM.

Jason O. explained that the Planning Board and Conservation Commission have both conducted site visits prior to this public hearing. According to the Town of Wales Zoning Bylaws, no earth removal from a site can take place within a 100 ft. of wetlands or property boundaries. The applicant will not be removing earth within 100 ft of wetlands or property boundaries.

The Conservation Commission submitted conditions for this special permit: The applicant must follow best management practices, which includes erecting and maintaining erosion controls between the work areas, including haul roads and the wetlands, and use anti-tracking matting (Highway Department recommendation) or a gravel apron (suitable alternative) to limit soils being tracked onto the road from the trucks going in and out of the property.

The public had concerns about the use of this space where the earth removal is proposed and there were concerns made by the public about equipment trucks going to and from the property regarding noise and overall safety of residents. The applicant expressed that the space will be used to extend usable back yard for his kids to play. This application was dispersed to all departments for comment prior to the public hearing, the board of health was not concerned about the location of the mound as it relates to property lines. The board discussed the time frame of this work, and the following conditions were issued:

Construction will take place within a 2-month time frame. The start of construction will not begin until after Labor Day weekend (September 5, 2022). No work on weekends is permitted. Work will commence Monday-Friday between the hours of 8A-4P.

If the intended use of the area changes, the owner must obtain all necessary permits for that use if that is required.

The contractor must use the safest route for entering and existing the site, bearing in mind that Union Rd. is occupied by many families who access the beaches across the street. Speed limits must be abided by, and extreme caution must be used, when traveling to and from the site. A copy of this permit shall be issued to the contractor to be read and understood.

Motion 062722-03 by Bruce C. to approve the special permit for earth removal at 67 Main St. – William Matchett with conditions, Seconded by Sarah R., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Bruce Cadieux	Yes
	Melanie Oney	Yes

Jason O. closes the public hearing at 6:56 PM.

Approximately 15 minutes prior to the hearing ending, Ahmed Shamroukh was asked to leave the public meetings due to loud outbursts, using profanity and derogatory language.

Old Business:

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

Sarah R. has reached out several times regarding the antenna work to be done and issuing land abutters courtesy letters but there has been no response. The company agreed to issue a letter to land abutters about the upcoming work but there has been no follow through.

****Review Minutes: 5/23/22 and 5/26/22-Site Visit**

Motion 062722-04 by Danelle L. to accept the minutes from 5/23/22 meeting minutes & 5/26/22-Virtual meeting minutes with edits, Seconded by Jason O., No discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Bruce Cadieux	Yes
	Melanie Oney	Yes

Other Business:

Implementation Committee- Danelle L. wanted to start making contact with the different boards and committees regarding participation in the Implementation Committee.

Motion 062722-05 by Sarah R. to close the Planning Board meeting at 7:09 PM, Seconded by Jason O., no discussion, all in favor.

Roll Call:	Jason Oney-	Yes
	Sarah L. Ryan-	Yes
	Danelle LaFlower	Yes
	Bruce Cadieux	Yes
	Melanie Oney	Yes

