

## Planning Board- Meeting Minutes

Town of Wales

7/18/2022 6:00 PM

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

Public Attendance: Joe Romonosky, Wendy Aquino, Chyna Aquino, Kelly (last name unknown), Robert Marchand, David Foote (BOH), Leona and James Gregoire

Virtual Attendance: Pam Leduc (Executive Secretary)

Jason O. opens the public meeting at 6:01 PM.

### Old Business/Public Hearings:

#### **\*\*Agenda Item: 67 Main St. – Special Permit-Aquino/Marchand**

Jason O. re-opened the public hearing at 6:01 PM. The board explained that the responsibility of the Planning Board is to issue conditions for approved special permits that ensure safeguards to the town and abutters. Determining hours of operation, designating parking spaces, ensuring that noise levels are respectful, confirming that traffic congestion will not be an issue, include other departments' requirements are all areas that are addressed when issuing conditions.

The board read the Town of Wales Zoning Bylaw – Parking Standards Table 7.1. for a membership club; 1 parking space is required for each 300 square feet of gross floor area and 3 spaces allowed per tenant. All together the club will be required to provide enough space for 9 parking spaces, based on the square footage and the number of tenants who reside on the top floor. The board also touched on the DOT/Highway Department requirements prohibiting parking in the front of the building due to the state highway layout. David Foote from the board of health reiterated conditions that were submitted to the planning board, which include;

#### **1. BOH Conditions:**

- a. 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). The building has been vacant for a period and has lost its grandfathered status. Therefore, the occupancy cannot exceed the numbers above.
- b. 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. **The Board of Health and Planning Board will need be provided**

**documentation from the DEP public water supply division proving to be in a good standing.**

- c. A title V inspection of the septic system will need to be completed prior to occupancy being issued.
- d. Events where food is served requires a temporary food permit obtained through the BOH, all required permitting and inspections must be obtained. Someone serving the food will need to show that they are servesafe certified as well.

The board explained the process going forward, after the board approves a special permit, the applicant then has 14 days to issue the permit with conditions to the applicant. There is a 20-day appeal period where the decision can be appealed. Danelle L. had requested that a mission statement be submitted to the board.

**Motion 071822-01 by Danelle L. to approve the special permit for a private female motorcycle club (Iron Mermaids-Wendy Aquino) at 67 Main St. with conditions set by Planning Board and other town departments as necessary, 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

**Motion 071822-02 by Danelle L. to close the public hearing for 67 Main St. at 6:55 PM, 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

The board will finalize conditions, once agreed upon and signed the conditions will be sent to all departments for final input and then issued to the applicant.

**\*\*Agenda Item: Implementation Committee**

No update, **Danelle L.** will draft an email to go out to all departments for participation in the committee.

**New Business:**

**\*\*Agenda Item: 45 Union Rd.-ANR-Matchett**

The applicant, William Matchett gave an explanation as to why 3.25 acres was being added to his existing land and had all proof showing that it was deeded to him. The board saw no issues with the ANR, all members signed to be recorded by the applicant with the Hampden County Registry of Deeds.

**\*\*Review Minutes: 6/27/22**

**Motion 071822-03 by Bruce C. to accept the minutes from 6/27/22 minutes with edits, Seconded by Melanie O., No discussion, all in favor.**

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

**Meeting adjourned at 7:36 PM.**