

Planning Board- Meeting Minutes

Town of Wales

8/15/2022 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: Ronald Cox

Virtual Attendance: Robyn Chrabascz

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

Review Minutes:

Motion 081522-01 by Bruce C. to accept the minutes from 7/18/22 minutes with edits, Seconded Melanie O., No discussion, all in favor.

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

Old Business/Public Hearings:

****Agenda Item: Implementation Committee-update**

Danelle L. sent out an email to all boards, seeking participation on the Implementation Committee. Robyn Chrabascz from the Historical Commission had been the only response received up until this point. The board agreed that maybe another month would allow for boards and commissions to convene at their regular monthly meetings to discuss.

****Agenda Item: 67 Main St. Conditions**

On July 18, 2022, the board approved the special permit with conditions, for a female motorcycle club at 67 Main St. The board had sent drafted conditions to the towns counsel for guidance and edits were made. The board had reviewed the conditions via email prior to the meeting. All the board members sign the conditions, with the exception of **Bruce C.**

New Business:

****Agenda Item: Holland Rd.-ANR**

The board confirms that all three ANR criteria has been met within the proposed plans. This parcel was originally 1 lot, on the Northeast side of Holland Rd. The lot is being divided into 3 parcels. The board confirms on the plans that all 3 parcels abut a public way, have 150 ft. of frontage minimum and that vital access exists on each lot. All board members sign the ANR, the applicant is advised to register the signed mylar copy with the Hampden County Registry of Deeds.

****Agenda Item: 49 Main St.-Special Permit-Josh Smith Conditions**

The Planning Board issued conditions for a special permit of 49 Main St. to Josh Smith for a used car dealership. The board had wanted to be helpful to the applicant in verbally agreeing that temporary customer parking could take place in front of the fence on the South/Southwest side of the property. Unfortunately, due to the DOT's advisement, they do not want any parking within the state highway layout. It is stated in the conditions that no parking can take place in front of the fence.

Meeting adjourned at 6:26 PM.