

Planning Board- Meeting Minutes

Town of Wales

1/17/2023 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*,

Absent Members: Bruce Cadiuex

Public Attendance: Bill Matchett, Corrine Matchett, Brian Potter, Tom Dearborn, John Riddle

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

Review Minutes:

Motion 11723-01 by Danelle L. to accept the minutes from 12/19/22 minutes with edits, Seconded by Melanie O. No discussion, all in favor.

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

Old Business:

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

Danelle L. explained that the Implementation Committee has been going through the strategies within the Masterplan and prioritizing. The committee needs the input of the Selectboard office and the Highway Department that would be helpful. **Danelle L.** will continue to keep the planning board informed.

New Business:

****Agenda Item: ANR – 40 A Hollow Rd – Jeremy Croteau**

The board members review the ANR (Approval-Not-Required) for 40 Hollow Rd. The parcel is being split into two, both parcels meet the building requirement of 150 ft. of frontage and 90% of contiguous upland with vital access to a public way. The board signs the mylar and an official copy for the board's records.

****Agenda Item: Union Rd. -complaint**

The board had received a complaint that the hauling of earth removal at 45 Union Rd. had gone beyond the time frame approved by the Planning Board. The board understands that many factors have delayed

the projects completion and the owner followed up with the board. Bill Matchett explained that as of 12/31/22 dirt had been hauled out for a total of 51 days. Due to weather conditions (heavy rain for several days at a time), sickness and lack of trucks to haul the product contributed to going beyond the two-month time frame. The planning board was very understanding of the reasoning behind the length of the project and going forward the board will be more vigilant with conditions issued for special permitting. Wording will be included that will allow for these circumstances that can come up and be more specific about the number of working days as opposed to a time frame.

****Agenda Item: Annual Report for 2022/FY23 Year**

The board reads through the Annual Report for 2022/FY23 Year.

Motion 11723-02 by Melanie O. to approve the Annual Report for 2022/FY23 Year with edits, Seconded by Danelle L. No discussion, all in favor.

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

****Agenda Item: FEMA Flood Maps/Bylaw-update**

Sarah R. is awaiting some feedback from the Floodplain Management team. The board asked for some further guidance with implementing the model bylaw that was provided into our current bylaw. The board didn't feel that there was a clear way to make the transition. When the board is able to review the suggestions, an all-virtual meeting may take place in order to review the wording and finalize before the public hearing in February.

Other Business:

Jack Riddle: Jack Riddle attended the meeting to discuss the possibility of dividing his lot to sell a parcel. The way the lot is configured would make it difficult to have the required frontage for both parcels to be buildable. Taking the extra step after a denial and going before the Zoning Board of Appeals might be his only option unless he is able to possibly purchase an additional 2-3 feet of land from an abutting property. Jack will do a little research and revisit when needed.

The Planning Boards next meeting will be February 21, 2023 at the Wales Senior Center.

Meeting adjourned at 7:22 PM.