

Planning Board- Meeting Minutes

Town of Wales

7/17/2023 6:00 PM

Meeting Location: Wales Senior Center

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

Public Attendance: Bill Mcuffney, Mike Palumbo, Bonnie Kavas, Tom Marshall

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

New Business:

Ainsworth Hill Rd. – Mr. MCuffney came before the board to explain what his future plan is for dividing up his vacant land on Ainsworth Hill Rd. in Wales. Mr. MCuffney would like to sell a portion of his land to his abutting neighbor. Mr. MCuffney had a hand drawn map to show the board and the board advised that it would be allowed as long as both lots are conforming lots with the required frontage, acreage, and upland. Mr. MCuffney will be in touch when he has a licensed surveyor.

Stafford Rd.– Mr. Palumbo has recently developed a vacant lot on Stafford Rd. in Wales with the hopes of erecting an accessory building for personal storage. Mr. Palumbo completed a zoning determination form and submitted that to the building inspector. Mr. Palumbo received a response, stating that an accessory building for personal storage can only be built in conjunction with a “primary structure” according to 780 CMR 9th edition. There are other properties in town that have been erected in the last 10 years that are on vacant lots, so the owners were looking for some guidance. **Sarah R.** will follow up with the building inspector.

Lake George Rd.– Mr. Marshall of Wales currently owns 3 parcels on Lake George Rd. He would like to consolidate the three parcels. The board advised that as long as each lot is confirming meeting the required frontage, acreage and upland then what he is proposing should be fine.

Old Business:

****Agenda Item: Review Minutes 6/26/23**

Motion 071723-01 made by Melanie O. to accept the minutes from 6/26/23 minutes as written, Seconded by Jason O. No discussion, all in favor.

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

**The Planning Boards next meeting will be August 28, 2023, at the Wales Senior Center at 6pm.
The meeting was adjourned at 7:12 PM.**