

Planning Board- Meeting Minutes

Town of Wales

10/20/2021 6:00 PM

Present: Jason Oney (**Jason O.**) – *Alternate Chair/Board Member*, Sarah Ryan (**Sarah R.**) – *Board Member/Clerk*, Lynn Greene (**Lynn G.**) – *Chair/Board Member*

Public: Carol and Joeseeph Nitka

Lynn G. opens the public meeting at 6:00 PM.

****Agenda Item:** *Review 9/20/21 Minutes*

Motion 102021-01 by Jason O. to approve 9/20/21 meeting minutes, Seconded by Sarah R. No discussion, all in favor.

****Agenda Item:** *ANR – 9 Barney Rd. – Joseph and Carol Nitka*

The board reviews the ANR application, along with looking at the maps, showing the division of land. The board confirms that the parcels abut a public way, that vital access exists to each lot and that both lots have the correct amount of frontage. The board signs the mylar copy of the ANR, which will be registered with the Hampden County Registry of Deeds.

Motion 102021-02 by Jason O. to accept and sign the ANR for 9 Barney Rd. as presented, Seconded by Sarah R. No discussion, all in favor.

****Agenda Item:** *ANR-33 Union Rd – Tim Martin*

The board reviews the ANR application, confirming that the property owner endorsed the application since the application was submitted by Tim Martin, the abutting neighbor that intends to purchase a section of land from 31 Union Rd. The board reviews the map, which shows the property line of 33 Union Rd. will be extended 111 ft. Parcel A that is currently owned by 31 Union Rd is being combined with existing lot of 33 Union to form an integral lot. This added lot is not considered a buildable lot, as noted on the survey plans. 33 Union Rd does not have 150 ft. of frontage but this lot with a single-family dwelling, was preexisting. The lots abut a public way, and vital access exists. The board signs the mylar copy of the ANR, which will need to be registered with the Hampden County Registry of Deeds.

Motion 102021-03 by Jason o. to accept and sign the ANR for 33 Union Rd. as presented, Seconded by Sarah R. No discussion, all in favor.

****Agenda Item:** *Discuss and review Iron Mt. Proposal/Image Data Proposal*

The board reviews and discusses the proposals submitted by the named companies above for the digitalization of the Towns official maps. The board would like to request that Image Data attend our

next scheduled meeting, so the board can get feedback on some of the terms and services listed on the proposal.

****Agenda Item: Scenic Road Sign discussion**

The board discusses what roads are classified in the Town of Wales as scenic roads. On October 8, 1975, McBride Rd., Ainsworth Road, Union Rd., and Walker Road were designated at Town Meeting as scenic roads. The board would like to research the cost of these signs. This item will be moved to next months meeting.

****Agenda Item: Old County Rd.**

Sarah R. informs that board that Mr. Cormier has filed a road name change with the Town of Wales, this was approved by the Fire Chief and once the Planning Board is in receipt of 2/3 of abutters authorizing the road name change then a public hearing will be scheduled.

The board schedules the next months meeting for November 16, 2021, at 6PM.

Jason O. makes a motion to adjourn the meeting at 6:53 P.M.