

Planning Board- Meeting Minutes

Town of Wales

11/20/2023 6:00 PM

Meeting Location: Wales Senior Center

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

Public Attendance: Doug Dickinson, Dean Dickinson, Ethan Smith, Andrew Vardakis, James Martin

Jason O. opens the public meeting/public hearing for 40 Sizer Dr. at 6:00 pm.

New Business:

****Agenda Item: 40 Sizer Dr.- Public hearing – Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation**

Drew Vardakis and James Martin gave an overview of the history of this project. This project originally came before the Planning Board in 2018/2019. Conservation issued conditions in March of 2022 and the DEP issued superseding order of conditions in May 2023. Drew Vardakis gave a general overview of the current conditions and proposed plans for the site. The public was given time to express their feelings and overall concerns about this project. A lot of the concerns revolved around preservation of the land and waterways around this project. The board feels that those specific concerns have been addressed within the conditions issued by DEP and the Conservation Commission. The board had two primary concerns after reviewing the application. The land is currently in Chapter 61, and in order for the property owner to go forward with this project the land or portion of the land has to be removed from this land classification. According to our principle assessor in Wales, the portion being removed would then go before the town the first right of refusal. Another concern is the Right-Of-Way at the end of Sizer Dr. and the overall current condition of the road. The board would like to conduct a site visit before the next scheduled meeting on December 18th in conjunction with our Highway Commissioner and Fire Chief.

Motion 112023-01 by Jason O. to continue the public hearing for 40 Sizer Dr.-Special Permit/Site Plan Review – Large Scale Ground Mounted Solar Photovoltaic Installation to December 18th, 2023, at 6pm, Seconded by Sarah R., no discussion, all in favor.

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

****Agenda Item: Request for proposals**

The board discusses how each submittal will be ranked. **Sarah R.** will follow up with the firms that were contacted.

****Agenda Item: Site Plan Review w/in Zoning Bylaws**

Danelle L. works with the Implementation Committee and they have been reviewing our zoning bylaws looking for ways to improve and clarify sections. A Site Plan Review section is something that may be propose in the future. The board discusses what this could look like.

Old Business:

****Agenda Item: Review Minutes 10/16/23**

Motion 112023-02 made by Melanie O. to accept the minutes from 10/16/23 minutes as written, Seconded by Danelle L. No discussion, all in favor.

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

**The Planning Boards next meeting will be December 18, 2023, at the Wales Senior Center at 6pm.
The meeting was adjourned at 7:50 pm.**