

Planning Board- Meeting Minutes

Town of Wales

12/13/2021 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*, Danelle LaFlower (Danelle L.) – *Board Member*

Public: Kim O'Keefe (16 Holland Rd – Wales Irish Pub)

Lynn G. opens the public meeting at 6:03 PM.

****Agenda Item:** *Review Minutes 11/16/21*

Motion 121321-01 by Jason O. to postpone the review of the minutes until after the public hearing, Danelle L. seconded that motion, no discussion, all in favor.

****Agenda Item:** *16 Holland Rd. – Public Hearing for application on a special permit*

The board opens the public hearing for 16 Holland Rd. – Wales Irish Pub. The board and the applicant discuss the sequence of events as it pertains to previous permitting for this property. The board will need to confirm that a special permit granted by the Planning Board could carry over to a different owner in the event that the property is sold. The applicant **Kim O.** will research to find out if the “use” of the property is residential or a restaurant/bar according to her deed. The applicant may need to change that use IF it is not documented as a restaurant/bar. **Lynn G.** reads the standard conditions that were drafted by the board. The board will not approve any drafted conditions at this meeting. The board is waiting for documents associated with this business to arrive from storage, this will allow the board to review what previous conditions were issued. The board then discusses hours of operations with the applicant. The business hours discussed will be listed on the conditions.

Motion 121321-02 by Jason O. to close the public hearing at 6:35 PM, Seconded by Danelle L. No discussion, all in favor.

****Agenda Item:** *Review minutes 11/16/21*

Motion 121321-03 by Jason O. to accept the 11/16/21 minutes with edits, Seconded by Sarah R. No discussion, all in favor.

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

Sarah R. informs the board that 2/3 of abutter authorization-consenting to the road renaming was not received. The board is in receipt of 2 forms that authorize the road renaming and 2 forms that do not consent to the road renaming. Therefore, the applicant cannot move forward with the road renaming procedure. The applicant will be notified.

****Agenda Item: Image Data Proposal – BOS meeting**

Sarah R. was unable to attend the December Board of Selectmen meeting. The proposal will be put in front of the Board of Selectman on behalf of the Planning Board at their January meeting. If approval is given for this project, the Planning Board will move forward with preparing the maps by organizing and packaging the maps for transport.

The planning board will meet on January 3rd at 6PM remotely ONLY to review the Order of Conditions for the special permit of 16 Holland Rd.

Jason O. makes a motion to adjourn the meeting at 7:08 P.M.