

## Planning Board- Meeting Minutes

Town of Wales

1/3/2022 6:00 PM

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

**\*There was no public in attendance\***

**Lynn G.** opens the public meeting at 6:09 PM.

**\*\*Agenda Item:** 16 Holland Rd. – discuss and approve Order of Conditions for application on a special permit

The board discusses the drafted order of conditions for 16 Holland Rd. – Wales Irish Pub.

When discussing outside entertainment, the board reviews the Town of Wales General Bylaw Section 7 Noise Bylaw, ensuring that the conditions comply with what the town has put in place. The board discussed what decibel level is reasonable for the business to manage with consideration to those surrounding abutters in closer proximity.

It is at the discretion of the Planning Board whether to allow this special permit to be transferrable, should the property owners change hands. The board feels that as long as the “use” of the business/property remains the same, that these conditions should be transferrable with special conditions.

**Motion 01032022-01 by Jason O. to approve the Order of Conditions with edits made, Seconded by Danelle L., no discussion, all in favor.**

Lynn Greene-	Yes
Jason Oney-	Yes
Danelle LaFlower-	Yes
Sarah L. Ryan-	Yes

**Motion 01032022-02 by Jason O. to close the meeting at 6:50 PM, Seconded by Danelle L., no discussion, all in favor.**

Lynn Greene-	Yes
Jason Oney-	Yes
Danelle LaFlower-	Yes
Sarah L. Ryan-	Yes

**Addendum Attached: Order of Conditions for Wales Irish Pub – 16 Holland Rd.**



Town of Wales Planning Board  
3 Hollow Rd. Wales, MA 01081



**ORDER OF CONDITIONS ISSUED**

**TO: Kim O'Keefe**

**FOR WALES IRISH PUB (Restaurant/Bar)**

**LOCATED AT 16 HOLLAND RD, WALES, MA.**

The Planning Board unanimously approved the following order of conditions on January 3<sup>rd</sup>, 2022, meeting, held virtually at 6 PM via roll call vote.

**Wales Irish Pub, 16 Holland Rd. Wales, MA**

Owner shall:

1. abide by all general/zoning bylaws established within the Town of Wales.
2. obtain all required building, gas/plumbing, and electrical permits from the town for all replacement/new construction.
3. register business with the Town Clerk. Business Certificates are obtained through the office of the Town Clerk.
4. abide by all Health Codes and Regulations established by Massachusetts Department of Public Health.
5. abide by all Fire & Safety code and regulations set by the Wales Fire Department.
6. maintain landscape in a reasonable manner and native vegetation to be planted to help maintain rural appearance.
7. be responsible for the removal of litter, debris, and other materials from the street or portion thereof used for the restaurant/bar, which is attributable to, or caused by, the business.
8. face lighting downward (to extent possible) to minimize light pollution.

Other conditions:

9. Indoor and outdoor music entertainment is permitted every day. Patrons may exit up to 30 minutes after closing.
10. Weekday business hours will be **Sunday to Thursday from 9 am to 11 pm, with no outside entertainment after 9 pm.**  
Weekend business hours will be **Friday & Saturday from 9 am to 1 am, with no outside entertainment after 11 pm.**
11. Outside entertaining should operate under the consideration of surrounding property abutters, music must be below 70 decibels at abutters' property.

12. For new construction or additions to existing buildings, owner may also be required to file with the Town of Wales Conservation Commission in accordance with the Wetlands Protection Act. For more information on complying with the Wetlands Protection Act, please contact the Conservation Commission office.
13. \*\*This permit is transferrable; however, the new owner is REQUIRED to notify the Planning Board within 30 days of the transfer of property. The new owner will be required to attend a Planning Board meeting within 90 days to discuss the conditions above. Noncompliance with this condition will result in revocation of the above order of conditions and special permit.

Signatures

Lynn S. Greene/Chairperson

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Jason Oney/Vice Chair

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Danelle LaFlower/Member

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Sarah Ryan/Member

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