

Planning Board
Town of Wales, MA
Wales Town Offices
1/8/18; 7:00 p.m.

Present: James Whalen (JW); Keith Hood (KH); Danelle LaFlower (DL); William Matchett (WM); Jason Oney (JO); Ryan Wingerter (RW)

Guests: Laurie Hornacek; Chris Clark, NEXAMP; Julie Beauchenin, NEXAMP

WM; opened the meeting at 7:02 p.m.

NEXAMP

JW; introduced Chris Clark and asked him to update Union Rd.

CC; stated, NEXAMP has submitted site plans and are waiting to hear from Board and have been moving it through the Conservation Commission. There has been public hearings with the Conservation Commission. Tonight they expect to hear comments from the town's third party consultant. Nine months ago, NEXAMP met with select board. Also going through the process with National Grid to discuss interconnection. Order of conditions are out standing with the Conservation Commission, and now need Planning Board approval.

JW; stated, that NEXAMP went into an agreement with Bradway Farms and it is confusing. As soon as land comes out of agriculture, it needs to come out of chapter land.

CC; stated, Bradway has the right to farm it and we are in the development phase in which parties can walk away. There is a monthly rent payment.

JW; stated, this is why we are consulting counsel due to the project in Monson which has this very issue.

CC; stated, NEXAMP has been through the chapter 61 process, then enter into a lease agreement and then once permits are issued the property goes into development to secure permits, then submit request to select board.

WM; stated, once land was leased it should have come out of chapter land. The property was not farmed.

CC; suggested following up with town counsel because this is the first time he has heard of this process

JW; questioned projects in Rutland and the process.

CC; stated, they have done many projects in Rutland and the process is not as described.

JO; stated, Bradway is making money off of property that is no longer agriculture and is basically renting it out.

KH; stated, Chris makes sense to me and is unsure of which way to go, and we need to wait to hear from town counsel.

JW; stated, recently we were made aware of survey work on the Norcross Wildlife Sanctuary land, and it is a concern because they are the biggest land holders. What is the scope of what is going on?

CC; stated, the most invasive thing done so far, are test pits in August. There is concern about trucks turning around in driveways. We (NEXAMP) were last on property in September, and surveyors as recent as last month to delineate wetlands.

JW; stated, we would like to know what is going on in case others are questioning it.

CC; stated, it could have been town survey or ours not sure.

JW; stated, he will follow up with CC after speaking with Ben Coyle.

Meeting Minutes

JW moved to approve last November 11, 2017 meeting minutes as amended, KH; second, all in favor.

Solar By-Law

JW; stated, the by-law is approved and are now able to make changes moving forward.

WM; stated, after hearing back from counsel we can move forward and need to hear from the Conservation Commission to get an update on progress.

Solar application

WM; stated that it will be put off until next meeting.

Solar check list- all set remove from agenda

Roads GIS discussion

DL; asked, do we need a public hearing to discuss what we are going to change?

JW; stated, he believed the town was adding housing rehab to the Compact Agreement, but the road section made the best practice part. Not sure of final outcome. Chris Dumphree has list and the was map put together by DL.

DL; asked, if anyone read the MGL?

JW; stated, if any changes are made to the roads list, it could be done through public hearing.

DL; stated, she wanted to add a +/- distance for the roads list and change street wording and cannot amend the list unless through public hearing. The +/- is the only questions about which approach to take.

JW; will discuss with counsel

PVPC

JW; stated, he filled out the direct local technical assistance application due on the 12th. We described that we are looking for support on Community compact items and housing. I need to do a write up and put a proposal together for the purpose of the application is for example; master plan, marijuana, and public housing. Recent town by-law approval is a driving force. JW will be primary contract. The potential for \$250000 makes it worth applying for every year.

JW; moved to apply for the direct local technical assistance, KH second, all in favor.

Mail reviewed

JW; move to adjourn, DL and WM second, all in favor. 7:40pm