

**Planning Board**  
**Town of Wales, MA**  
**Wales Town Offices**  
**12/10/18; 7:00 p.m.**

Present: James Whalen (JW); Danelle LaFlower (DL); Jason Oney (JO); Laurie Hornacek (LH); Lynn Greene (LG); Ryan Wingerter (RW)

Guests:

JW opened the meeting at 7:03 p.m.

Minutes from 11/22/18 approved as amended.

**HEGAN ST.**

DL; stated, I sent the Town Clerk the maps and attributes and the PB clerk will finalize the minutes from 11/22/18 meeting.

**SOLAR APPLICATION- PEER REVIEW**

JW; stated, it never got sent and I got ahold of Alex and he stated he will get right on it. It will be a review from the last public hearing held. We do not have to take any action unless we notice something.

**ADULT USE MARIJUANA**

LH; asked, has there been any applications?

JW; stated, the town has been approached about a host agreement. There is a lot to be learned from the town of Leicester. Parking seems to be an issue. Northampton made prior agreements for temporary parking use. In Leicester, the routes converge there and there are no real back roads. There was a special Selectman's meeting help after the opening, and the resident were complaining about the parking was not thought out. I think the thing to think about is when we create an overlay district is the in and out transit routes would be. A good model would be the tavern. These are general things to think about as this progresses. The board should think about parking and get the input from the people from town. Right now we would be operating under MA Law.

### **ADDITIONAL SITE PLAN REVIEW BY-LAWS**

JW; stated, I have the town of Franklin's check list and Spencer's by-laws and Reading's by-laws.

LG; asked, does Brimfield have any by-laws?

JW; stated, maybe Palmer and Monson would have by-laws.

LG; stated, only because smaller closer towns would be good to see

JW; stated, they might be a similar make up but with a few nuances, and I do not remember seeing Brimfield's by-laws online.

JW; stated, my goal is to start working on either marijuana or site plan by-laws this week and have a template by end of the month.

DL; stated, I am not sure of the PVPC industrial regulations (marijuana).

JW; stated, PVPC did say that this issue may be questioned.

LG; stated, if it is outside, there may be theft issues.

JW; stated, I have to pose the question to see if we want to explore that as far as the licensing. My thought is if we were looking at indoor vs. outdoor we propose to the Select Board that they should meet the following guidelines.

JW; stated, if you have any ideas, forward them to me.

### **ANDREWS SURVEY & ENGINEERING/SIZER RD. SOLAR DEVELOPMENT PUBLIC HEARING**

JW; stated, it was posted in the paper, and abutters notified. I am not sure what happened to it on the website.

LH; stated, it was not posted before the 14 days prior to the deadline.

DL; stated, I will feel bad if they do not get the SMART grant.

JW; stated, we just need to see if there are any issues with postponing the hearing? My thought is that if they got a letter from us stating that it was the PB issue delaying the public hearing.

JO; stated, it would depend on where the funding is coming from.

JW; stated, that is why I am saying, if they applied but it is not their fault, then maybe it can keep them in the running for the grant.

LH; stated, we need to schedule the hearing way in advance.

DL; asked, can we talk to the AG about this issue? It is a horrible situation.

LH; stated, I am worried about the perception of us not being able to do it correctly.

DL; stated, we need to figure out what happens next and figure out who does what.

LH; stated, I am not pointing fingers, I assumed the clerk was responsible for it.

JW; stated, there has been a thought to combine multiple jobs into one in order to make it more appealing to get someone with more hours.

LG; stated, you cannot get someone that picks and chooses their hours.

The clerk will notify the engineering firm that the meeting has to be postponed. Ask in January 7<sup>th</sup> works as a postponement date and if yes then we will publish it. The second hearing is considered a continuation.

January 7<sup>th</sup> the first public hearing and the continuances will be scheduled after. LG will handle the abutters certified mail.

DL; stated, she is going to discuss the issue with the Attorney General's office about the postings in town.

#### **SPECIAL PERMIT AUTO-DEALER**

JW; stated, \$62.50 for one year and needs one public hearing. We would approve the special permit and then the Select Board will see if the conservation meeting is needed.

#### **OPEN SPACE PLAN**

DL; stated, I want to have an open space plan and recently attended a UMass open space meeting. I spoke with Norcross and Opacum and I offered to help write an open space plan. I will look to see what kind of support PVPC has.

JW; stated, what kind of support do they need?

DL; stated, I have not read into it yet.

LG; asked, what is an open space plan?

DL; stated, it would lay out what the town's goals are with its open space. It could be what we have now, less, or more. It helps with a Master Plan too

JW; stated, it does help with the Master Plan, and overlay districts. I would suggest emailing Chris Dumphy and tell him you would like it included in the Master Plan. The Master Plan will be as big or as small as we want it. Also ask if it ties into a community development block grant.

#### **CORRESPONDENCE AND VOUCHERS REVIEWED AND APPROVED**

**MOTION TO ADJORN AT 8:39 pm**

