

**Planning Board**  
**Town of Wales, MA**  
**Wales Town Offices**  
**5/14/18; 7:00 p.m.**

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

Guests: Laurie Hornacek (LH); Laura Foster (LF); George Karterakas (GK)

WM; opened the meeting at 7:01 p.m.

JW; moved to approve meeting minutes from March 12<sup>th</sup>, 2018; reviewed and approved as amended.

**OPEN MEETING COMPLAINT**

WM; stated, that Laura Foster and he did speak and explained the certified mail situation. Conservation did send out certified mail and we did not because it was not a solar special permit.

LF; asked, you did not have to send it out and the documentation of it being sent out?

WM; stated, no the developer did.

LF; stated, other people did not receive notice and Alan Percy did not, as well as Laurie's brother.

WM; reviewed the notices supplied by NEXAMP.

LF; asked, also did you also review item number two (2) on the open meeting law?

JW; stated, yes it was the only dates with Stonebridge press and I thought we approved it for the previous week. We missed it by 2 days.

LF; asked, what does that do to that hearing?

JW; reviewed chapter 40. Stated, my thought is that we have to reschedule the 21<sup>st</sup> and I think the AG (Attorney General) will say publish that one again so there will be 3 publications.

DL; asked, do we have to send out notices again?

JW; stated, it probably needs to be published.

DL; asked, what about the people that did not receive notices?

WM; stated, they did send them and they were on the list.

WM; stated, Alan Percy was sent a notice and I have the certified abutters list.

LF; stated, Laurie has a list that does not have Alan Percy on it.

LH; stated, I am not even on this list.

WM; stated, they were mailed on March 7<sup>th</sup> 2018. I do not know why you are not on the certified assessors list.

WM: stated, Alan Percy was sent a letter.

LF; stated, you stated that he was an abutter and he did not receive one. I know when it went through conservation, it arrived via regular mail and 5 days later it arrived certified.

JW; stated, I do remember when there was a miscommunication of a meeting, and I will call the AG's office and find out if we have to republish.

LH; asked, has there been any word on acreage?

JW; stated, we have not discussed it since the last public hearing.

LH; stated, I found Monson's, and it seems pretty straight forward with what they want for kw and acreage. They are looking for 2500kw, and 25 acres to put it on.

JW; asked, they have a minimum lot size?

LH; stated, yes.

JW: stated, we did the best we could with the resources we have.

## **LAKE GEORGE**

JW; stated, the Selectman have a liquor license transfer request.

WM; asked, it is expired?

GK; stated, it is under Lake George Tavern and we have been renewing the license every year.

JW; stated, it will be on tomorrow's agenda and more than likely a special permit or public hearing or maybe a special use permit.

JW; stated, there will need to be a special permit for signage.

JW; asked, do you plan on having outdoor entertainment?

GK; stated, I would like to, but I know there was some noise issues. However, we are interested in it.

JW; asked, how many seats?

GK; stated, Sixty (60) seats, but there may be an issue with the septic.

WM; recited the parking space by-law requirement (1 car per 4 seats).

JW; stated, we are not sure of the handicap requirement, but you will need to look into ADA requirement.

GK; showed the seating arrangements proposed, and stated, we will monitor the water use as well, and putting more seats in it will be crowded but if we are able to lease the bar next door we would like to add thirty (30) more seats. If outside is operating then the equal amount will be closed inside, Sixty (60) seats in or out.

JW; asked, there is currently a temporary sign, are you planning on adding?

GK; stated, it is temporary at this time.

WM; recited the sign by-law and stating the sign requirements, and asked, do you know what size the signs are?

GK stated, my father did it and not sure, maybe fifty six (56) by sixty (60). I can take some down if needed.

WM; stated, if we have a complaint we will notify you.

GK; stated, no problem I will take care of it if needed. I would like to erect a sign on the roof and need a permit, we would like to fill out the permit.

WM; stated, there may not be more than three (3) permanent or temp signs. The property is at max.

GK; stated, the property is set up for four (4) store fronts.

WM; stated, there may be no more than three (3) signs on a single property.

DL; stated, it is not a problem right now, and it is not like we cannot change bylaws. People will notice the business.

GK; stated, I would like to be open in June.

WM; stated, there needs to be a hearing for a special permit for the signage.

DL; asked, do they have to do everything for the special permit as in notify the abutters?

WM; stated, special permit does need to have hearings.

## **SOLAR BY-LAW**

JW; stated, we will need to have another public hearing to discuss the by-law, and we will further discuss it at the June meeting.

## **HIRING OF OUTSIDE CONSULTANT**

JW; stated, Chapter 30 states that a town can procure services under best business practices under \$10,000 as an RFQ up to \$35,000 and bid over \$35,000. The review will not be over \$10,000, so we should be able to just hire someone to review it. I believe Burton engineering may be interested. I got a contact from someone at Burton and I did not talk to Green Hill yet. I have not procured anyone as of right now, and the state says the money needs to be held in a special account coordinated by the town treasurer.

WM; asked, do we have to pay for it?

JW; stated, we pay and NEXAMP will reimburse the town.

JW; stated, I plan on working on this tomorrow morning. I will call both companies and see how soon they can get to us.

## **CHAPTER 91**

JW; stated, planning boards have a key role in licensing and permitting and may elect to have a more significant role in Chapter 91. JW; continued to recite the document.

JW; stated, we would be a review board and do not have to provide input. Boards do not need to have direct input unless certain items require them. The board does not have to conduct a public hearing. These are items that will come as needed.

DL; asked, don't people need to have docks inspected every 10 years?

JW; stated, it is like an ANR.

WM; asked, does every dock have to have a permit?

JW; stated, if it falls under chapter 91, it does not state the requirements, just what it is. If it falls under chapter 91 we will receive notice.

## **PVPC**

JW; stated, PVPC has some housing rehab funding. Because of our master plan aside from the grant, there may be some additional money required to be put in and it appears that we qualify for it and the master plan will be approved.

JW; stated, May 21<sup>st</sup> from 10:00-1:00 at the PVPC office, there is a class for ethics. I mention this because we need to have taken the state ethics training every 2 years.

## **WALES FIRE DEPARTMENT**

WM; informed the board about a letter addressed to Mr. Chapin. He recited the letter from the Fire Chief reciting code violations at 38 Lower Rocker Rd. We need to look at his full application, in my knowledge it needs to be and I thought he needs to have someone on premise when an event takes place.

JW; stated, we drafted a letter together with the building inspector, and whatever happened between then and now must be drastic enough.

WM; stated, all boards need to dig in and not allow this to take place. It is unacceptable.

## **Misc.**

LH; stated, National Grid employees were surveying the area around my home, and they said it was a large scale project and there is going to be significant tree trimming and taller poles. They have to do a site plan for National Grid for the poles, and they need to go up to Laura's with new poles.

JW and WM; stated, this is news to me.

LH; stated, there slope was not acceptable at 4:1

JW; stated, the third (3<sup>rd</sup>.) party will point it out during the review.

WM; stated, at the June meeting, we need to discuss the hearing for the scenic road discussion.

## **GIS/ROADS**

JW; stated, we will need to continue the discussion at another time

JW; moved to adjourn at 8:26 p.m., KH second, all in favor.

