

**Planning Board**  
**Town of Wales, MA**  
**Wales Town Offices**  
**8/13/18; 7:00 p.m.**

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

Guests: Tree Warden Charles Smith (CS)

JW opened the meeting at 7:00 p.m.

Mail and correspondents reviewed

**SOLAR APPLICATION**

The Board and CS reviewed the final plans from NEXAMP.

JW; stated, I did request additional documents for Weston Sampson. I will email them off.

CS; stated, it looks like they changed the gates.

JW; stated, there is an inspection clause in the final decision.

CS; stated, the wall is to be tapered in, they did not change this yet.

LG; asked, if the drive was bigger.

CS; stated, the gate looks to be 20 feet so the driveway is probably the same.

JW; stated, I will check to see what comes back from Weston and Sampson.

CS; stated, National Grid said they are probably pretty far behind due to the poles not being in.

CS; stated, usually you have to upgrade the lines around the area.

LH; asked, have you heard of a start date?

JW; stated, the Select Board needs to meet with them to discuss a pilot agreement.

CS; stated, there does need to be a note added about the wall being tapered. As long as nothing else changes, it should be good.

JW; stated, in Chris' reply back to me, for the pilot agreement they are probably going to use a different law firm.

## **SOLAR BY-LAW (NO DISCUSSION)**

### **GIS TABLED UNTIL DL RETURN**

#### **PLANNING BOARD COMMUNICATION AMONG MEMBERS IN POLICY MAKING**

JW; asked, when discussing by-laws how do we want to communicate with each other?

LG; stated, sometimes by the time I get emails it is too late.

LH; stated, some of the things that go back and forth, we should limit a lot of the talk through.

JW; stated, it is tough with the email, especially when we make a decision.

LG; stated, as long as we have it, I will print it out and put it in a file.

LH; stated, we make decisions on the fly and for me, I like to read all the documents and it feels like we are rushed a lot.

JW; stated, we have an expense account that we can pay for citizen planning courses. Maybe before we dive into policy making, maybe we attend a training.

JW; stated, the decision I wrote up will be the template going forward.

#### **PROCUREMENT OF A 3<sup>RD</sup> PARTY CONSULTANT**

JW; stated, we should get a 3<sup>rd</sup> party consultant on board soon. We need to put out a RFP, Weston and Sampson, VHB, Green Hill, and Burton if still interested. We put it on the Comm Buys website. There are some other firms out there. There are additional site plan reviews that they could be used as well.

JW; stated, we do not have a site plan review law, and was surprised when I moved to town that there was not one. Something like that is something we need to take our time on. I do not think a year is not unreasonable. There appears to be some people investing in the town, but we do not want it to get out of control. PVPC would be able to provide technical assistance.

JW; asked, do I hear a motion to send out an RFP through Comm Buys and area civil engineering firms who would be interested with working with the Town of Wales. So moved, all in favor.

#### **MODEL ADULT USE MARIJUANA ZONING BYLAW/ORDINANCE**

JW; stated, towns with a medical marijuana by-law will have an easier template than a town without one. We have one that was not passed. If (5) five licenses are given out, then we do not have to worry about it unless a license is revoked. My thought, policy wise is to do both at the same time over the course of a year. Important items were talking about an enclosed or open farm. The previous issue was that farmers wanted to cultivate or have a farm with an establishment. Medical and retail are considered different. The farm or enclosed structure is the issue with the retail marijuana. We do not have a commercial and industrial zoning. There seems to be room to establish an overlay district. In western Massachusetts there is an easing of an over lay district. If we want to establish a zone as an overlay district, it could be done in rural/residential areas by the Planning Board.

JW; stated, they talk about using a percentage based licensing which would be one (1) in Wales. If we were to give out more liquor licenses it could open the door for a retail marijuana store to ask questions why there is only one.

JW; stated, Holland has a moratorium, and Wales does not. We can decide what we want with the restrictions.

JW; stated, set back language from the PVPC is good, but says that they are waiting to hear back from anyone making a more stringent set back requirement.

JW; stated, this would be for the May meeting.

JW; stated, I recommend this article comes after the zoning by-law. On page (6) six they talk about the overlay districts, they talk about pesticides and insecticides. Also, language about using vacant building if possible which we could debate. There is also a check list of requirements.

JW; stated, maybe we talk about it (2) two months from now to give us time to discuss it with other people. We can have a lot of discussion and leg work put into it with the by-law discussions.

#### **PVPC TO BE TAKEN OFF THE AGENDAS**

#### **OPEN MEETING LAW COMPLAINT**

JW; stated, I have never heard of having to response within (12) twelve days in writing. I emailed Katie from the AG's office. I thought it was a follow up but it was not. I will ask Bill if he knew about it.

#### **NEXT MEETING TO BE SEPTEMBER 17<sup>TH</sup>**

#### **MINUTES REVIEWES AND APPROVED AS AMENDED.**

#### **MOTION TO ADJOURN second, all in favor at 8:20 PM.**