

Planning Board
Town of Wales, MA
Wales Town Offices
9/17/18; 7:00 p.m.

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

Guests:

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

MINUTES REVIEWED AND APPROVED AS AMMENDED

SOLAR BY-LAWS

JW; stated, at this point it is at the Attorney General and when it comes back it will be part of our by-laws and Leis (Town Clerk) will take care of it.

JW; stated, my take away was it proved the point to people that it has been going on forever. The planning board has been having this discussion for a long time.

JW; stated, overall no body was upset, and it was a good discussion with everyone.

SOLAR BY LAWS TO BE REMOVED FROM AGENDA

SOLAR APPLICATION-NEXAMP

JW; stated, I was sent a second review proposal from Weston and Sampson for Sherman & Frederick.

JW; stated, change SOLAR APPLICATION-NEXAMP/BRADWAY FARMS to NEXAMP/WESTON & SAMPSON PEER REVIEW.

JW; stated, we do not need to have a public hearing for the second site review. We will have an informative discussion at a meeting.

GIS/ROADS

DL; stated, let's have a public hearing. Hegan St., when we passed it, there was 3 things that were not allowed. First was +/- distance. We have to hold a public hearing and does not have to go to Town Meeting. Second, Hegan St., I could not find in town reports when it became a road; the Road Commissioner stated that it was a town road. We need a public hearing to make Hegan St. a public road. Then we can update the road list. Third thing was Walker Rd., it was always labeled Jeep and the people on Walker Rd did not like it but the Police did. We tried to think of another word, and is it worth the money and public hearing to try and change it? It is a town road as Jeep Rd. I do not want anyone to think we are ignoring them. We could always do it in the future.

LG; stated, if people complain then we should re-visit it.

JW; stated, if there was a road to be developed, it would have to be re-named anyway.

DL; stated, I think we just do the Hegan St. and not the +/-, the Road Commissioner agreed after field surveying, G.I.S. distance was accurate enough. It is not worth the money. It stated GIS distance. We just need a public hearing for making Hegan St. a town road for the master streets list.

JW; should we make it for the next planning board meeting?

DL; stated, I would like to.

JW; November 12th would be the date for the public hearing and board meeting around 7:10 PM.

Motion by LH and so moved by all.

JW motion to have a public hearing on November 12th; LH second, all in favor.

JW; we will have a Planning Board meeting on October 22nd.

PROCUREMENT OF 3RD PARTY CONSULTANT

The board reviewed an RFP advertisement and are in agreement to begin the advertisement.

MODEL ADULT USE MARIJUANA ZONING BY-LAW/ORDINANCE

JW; stated, I was planning to start discussion about how it should look. However, PVPC will be having a seminar specifically on Marijuana. All the commissioners got the agenda, and anyone can go on October 11th at 7:00pm. The presentation is probably about by-law language, over lay districts, mitigation reduction, etc.

JW; stated, I think we should talk about it in general terms in order to discuss with the PVPC.

JW; asked, how do we put over lay districts in place?

LG; asked, the Federal level still has not approved it yet?

JW explained the federal and state laws.

LH; asked, is there a limit of 20%?

JW; stated, that is probably a suggestion. PVPC wants people do it once and get it done right.

DL; asked, so we will be able to set our own laws?

JW; stated, this is giving Planning Boards much more leverage. You want something in place for when it happens so you do not have to result back to State Law. We should work on something through the winter and get something put together for town meeting.

MAIL AND CORRESPONDENSE REVIEWED

VOUCHERS SIGNED

JW moved to hear a motion to adjourn; LG motion accepted, DL second, all in favor.