

Planning Board
Town of Wales, MA
Wales Town Offices
3/11/19; 7:00 p.m.

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

Guests: Mr. Dickinson; Laura Foster

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

SIZER RD./MR. DICKINSON

Mr. Dickinson, stated he has reports about the Sizer Drive development. Mr. Dickinson went into detail about the studies done by the authors of the report. He feels that there is a list of discrepancies and issues that need to be taken care of before any final decision is made. Mr. Dickinson described the topography of the land and he feels that the plan does not show accurate contour lines. Mr. Dickinson also described some of the water locations.

JW; stated, that the plans seem to reflect a flat area, and that is not the case. There will be a lot more land clearing than they are describing. He feels the access alone will require a significant amount of clearing. There is a lot more work that needs to be looked at. I think there is an inexperience factor with the engineer. Where the road ends, the entrance to the development begins. I do not think they realize the amount of protection that needs to be installed. Since conservation committee meeting was postponed, we would need to make sure the area is safe to do a site walk. I will ask the engineer if there is availability in April excluding the week of April 7th.

LH; stated, the soil is a big issue and the engineer did say it was a big issue.

DL; asked, how do we figure out the cost? There needs to be boundaries. I do not want the town to end up with a large bill after the fact. There should be some kind of protocol about what we are requiring.

JW; anything outside of the peer reviews, they pay for.

NEXAMP/UNION RD.

JW; stated, it has been discussed with the other select board members about NEXAMP not putting their system online until all requirement and fees are satisfied.

Laura Foster expressed her frustration about the Planning Board and the solar process that has taken place. She then went on to bring up issues with the access road near her barn and the lack of access control. She then submitted 3 photographs of the access road in question. She then stated that if the panels are within her line of site from her home, she is going to file suit against NEXAMP and the Town of Wales.

LH; stated, I believe that the road next to your barn is only to be used by emergency vehicles.

JW; stated, our town attorney is involved and during the site visit we did bring up the fact that there is no restricted access areas. Their lawyer's response to us was, it is inconvenient. Their final set of plans will encompass all aspects of what they need to do. The fence will probably be the last thing installed. We will ask Andy if there are any delineations made from the first survey.

SARAH RYAN APPLICATION FOR PLANNING BOARD CLERK

The board interviewed Sara Ryan for the position of Planning Board Clerk.

Motion to hire Sarah Ryan for the Planning Board Clerk position, so moved by JO, second LH, and in favor.

ADULT USE MARIJUANA

No action taken.

ADDITIONAL SITE PLAN REVIEW BY-LAW

Board will continue to work on them to have something for a special town meeting.

ESCROW/REVOLVING ACCOUNT

JW; stated, we were not on the last finance board meeting due to missing some information. I will have it ready for the next meeting.

The board had a discussion about inspection at the NEXAMP location and the top soil issues.

Review of the minutes from site visits, public hearing, and February Planning Board meeting. Approved as amended. All in favor.

Mail and invoices reviewed.

Motion of adjourn at 9:15 pm.