

Wales Planning Board
Meeting Minutes
11/21/16

PRESENT: Bill Matchett; Keith Hood; Danelle LaFlower; James Whalen; Amy Sacco

ABSENT: N/A

Guests: Kim O'Keefe (owner, Wales Irish Pub); Mike Milanese (BOS); Bruce Cadieux (HWY); Chief Hastings

The meeting was called to order at 7:04 p.m. by Bill Matchett.

Wales Irish Pub (WIP):

Kim discussed her need to transfer a current special permit from her father's name to hers (or the LLC) – since his death that has not been done. Kim wanted to learn the process for doing this. After reviewing the WIP's file it was found that when the permit was originally granted it was marked "non-transferable".

Next steps:

Bill to check with Hampden's registry of deeds to see what they have on record for that property.

Kim needs to submit an application for a special permit (with \$62.50 fee). Kim also needs to get a list of abutters from the town assessor (those within 300 yards of the WIP's property lines.) She needs to send a certified letter to those abutters stating that she is changing the name on the special permit and provide the date of the public hearing. After that follows a 21-day waiting period.

Roads list: The board reviewed the map that Danelle created.

Question remains on Hegan Street – if it's an approved town road.

Bruce shared that it is an approved town road by the state. Danelle mentioned she cannot find documentation.

Next step: discuss at the next town meeting.

James made a motion that a warrant article be submitted for the 2017 town meeting for Hegan Street to be recognized as an official town road. Danelle seconded; all in favor.

Dispensary draft document review:

James explained the draft document and the history and reasoning of the Wales Planning Board in creating this document.

Bruce asked that public and municipal buildings be added to Section E, Number 2.

Chief Hastings asked that churches be added to Section E, Number 2.

Bill asked that town beaches, parks, public swimming areas be added to Section E, Number 2.

Keith discussed the difference between medical dispensaries and recreational dispensaries and discussion led to questioning if there would be two separate buildings. The state legislature has not distinguished that issue at this time.

The group discussed the next steps of a public hearing and what that would entail:

Slides to present would show State minimums and Wales minimums; stress that this is for medical use only. There was a suggestion to also present this topic on the Wales cable access TV.

Next step: Public hearing with the town – end of January 2017/early February 2017.

The board asked Amy Sacco to submit a copy of the draft document to the Town Clerk to post on the Wales website.

PVPC – No-cost Planning Technical Assistance Programing

James discussed the programs available to help the Planning Board. The board decided to discuss this program at the next meeting.

Bill reviewed a letter from the Planning Board mail from Wales resident Richard Silva regarding his dealer's license stating he has been in business for a number of years though there is no license on record. He included letters from two former Planning Board members confirming that he was approved for a dealer's license years ago. He requests a special permit to attach to his property, as it should have been.

Keith made a motion that a letter be drafted to Richard for the Planning Board to review stating:

The Planning Board recognizes that Richard Silva has been in business since the 1970's and therefore will be grandfathered in. The Planning Board will issue a special permit if the following conditions are met:

The business has a max of seven cars at a time.

The business is further than 100 feet from the boundary of the state forest

The conditions of the special permit will be reviewed in two years if no complaints.

If not complaints then the board will move forward with granting a special permit.

Danelle seconded; Bill in favor; James abstained.

James made a motion to adjourn the meeting; Keith seconded; all in favor.

The meeting adjourned at 8:28 p.m.