

Wales Planning Board  
Meeting Minutes  
12/14/16

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

ABSENT:

Guests:

Bill called the meeting to order at 7:04 p.m.

Keith discussed the taping and televising of the Planning Board meetings and the steps that are needed to produce each one. Opened up discussion to the board on taping and televising all PB meetings or just special meetings/public hearings. Also discussed offering a stipend to Leon Givner for this project if the board was to move forward in having each meeting televised.

With the budget needing to be finalized by 1/9/17 Keith made a motion to move this topic to the next agenda for the PB meeting on 12/28/16; James 2<sup>nd</sup>; All in favor.

James asked that PVPC be added to every PB agenda that follows after his PVPC meetings since he will have information to share with the board.

Board reviewed minutes from 11/21/16. James made a motion to accept the minutes; Keith 2<sup>nd</sup>; All in favor.

Bill mentioned that he has been in contact with the Wales Irish Pub regarding change of name on the permit. He indicated that a new survey of the property will need to be completed because changes to the structure had been made since the last permit was issued. Kim O'Keefe is aware.

Bill indicated that the Dispensary draft is on the town website. A Public Hearing will need to be scheduled. Board discussed to also include the roads discussion at the same public hearing. The board decided the public hearing will be held on Monday, January 23<sup>rd</sup> at 7:00 (following the 6:00 PB meeting) at the Town Hall. The PB clerk will place notices at the post office; senior center and Town Hall. The clerk will also put the information in the local paper. Note: because of the 1/23/17 meeting date there will be no PB meeting on 1/9/17 as previously scheduled.

Keith gave an update of the property at 5 Main Street, Wales. The BOS's geotechnical survey reported positive news on the property and it may be able to be used for building. The BOS voted to complete the 2<sup>nd</sup> stage.

Richard Silva letter – Reviewed the Clerk's draft and a change is to be made from "reviewed every two years" to "reviewed in 2 years if no complaints". The clerk will make corrections and bring revised letter to the next meeting for Bill to sign.

Bill brought up the issue of building permits and how long they are good for; suggested a topic for another time.

PVPC – James attended to annual holiday dinner. He shared the following updates with the planning board:

- Gave a map of hiking trails in the area that the PVPC created – Keith suggested the clerk keep a folder of PVPC materials in the office as a reference.
- Shared that the Chapter 40B covers affordable housing and that the PVPC is discussing creation of a Chapter 40R to create starter home districts. This chapter would be less restrictive than 40B. Three acres of land with location near public transportation would be needed. Homes would be at least three bedrooms with public water/sewer services. A public comment period will be set.
- Provided a copy of a draft of a Top Ten list of major accomplishments by the PVPC in 2016. The PVPC will vote in February 2017 to accept the document.
- The PVPC made a motion to engage in a contract discussion with the Department of Defense to discuss a land-use study and flight paths. It would be an 18-month project. The PVPC voted to pursue.
- James made a motion for a thank you note to be written to Gov. Baker and Sec. Jay Ash from the planning board. Keith seconded; all in favor. (Keith asked the board if the PB has the authority to write a note or should it come from the town; discussion on process. The board felt that anything we do to bring the Town of Wales in a positive light to the heads of state is a good thing.) James to draft a letter for the next planning board meeting.

Solar – Bill wants to have a by-law discussion re: solar in Wales. The board should discuss what to allow and how to control solar to protect neighbors and community members. Research should be done to see what other towns have in place. Keith agreed that this should be a priority, as well as wind power.

Correspondence and vouchers reviewed.

Budget – Bill stated that Wales budget is due 1/9/16. The board discussed televising the board meetings; possibly offering a stipend for Leon to do so. The board discussed televising all meetings or only public hearings. Keith made a motion to meet Wednesday, December 28, 2016 to review further and make a final decision before the budget is due. Danelle 2<sup>nd</sup>; All in favor.

James discussed Chapter 40B in Wales and provided a list of streets that meet the criteria. The board has until January to submit any changes to the list. The BOS also received the same information. Bill will make sure the BOS reviews the list before the deadline.

Danelle made a motion to adjourn

James 2<sup>nd</sup>.

All in favor.

Meeting adjourned at 8:15 p.m.