

Wales Planning Board
Meeting Minutes
9/12/16

PRESENT: Bill Matchett, James Whalen, Danelle LaFlower, Amy Sacco

ABSENT: Keith Hood

GUESTS:

The meeting was called to order at 7:07 p.m.

James made a motion to approve the minutes from 8/22/16 with correction of date (from 11/14/16 to 10/27/16) in which James will share his notes from his first PVPC meeting with the board.

Danelle seconded.

All in favor.

Dispensary draft document: The board discussed potential building and planning issues that could arise if/when a dispensary is placed in town. Bill asked James to forward his updated document for the PB to have a time for a final review prior to the 9/26/16 meeting. The board discussed a future meeting with the Fire and Police chiefs as well as the Board of Selectman to review the document.

Roads list: Danelle is working on the list; researching the roads previously in question. Danelle to email Bruce in the Highway Department to ascertain if those roads are plowed (and therefore public roads). Danelle also to find out if Bruce has road length data for those roads. Discussion to see if checking with fire/police to see if the roads are on the 911 list.

Chapin/Walker Road: Bill reported that Chapin is actively building on his land on Walker Road without a special permit. Bill also reported that Chapin split up his property. He has provided two copies of his ANR (supposed to have three).

Board of Selectman Ed Boyce Was called into the meeting to discuss the Chapin project. Bill shared plans and issues regarding the current state of building:

- No road access to buildings (landlocked piece of property)
- Septic design is not up-to-date
- No special permit ever granted

Bill discussed a Cease and Desist order until Chapin provides the board with his proper paperwork.

Bill will follow up with the Building Inspector on Tuesday the 13th of September.

Bill questioned other business that we may not have permits for, such as: Norcross (sign) and The Quilt Shop; Asked Amy Sacco to email the BOS for a copy of the special permit granted for The Quilt Shop for our records.

Bill temporarily stepped down as chair. Bill is applying for a dealer's license for his property on Monson Road. Provided necessary paperwork and will bring his payment to the board. Bill will send a letter to all of his abutters. The board stated that a special hearing will then take place.

Bill stepped back up as chair for the remainder of the meeting.

Amy Sacco reminded the board to complete their ethics training; Bill asked that the information be sent to him via email.

Bill discussed updating meeting schedule with the Columbus Holiday falling on the 2nd Monday of the Month. The board decided to hold their next meeting on 9/26/16 and the following meeting on 10/17/16.

Dispensary draft: The board decided to move this discussion to the 10/17/16 meeting after James attends the PVPC meeting.

Vouchers signed/mail reviewed

James reported on Monson's Solar Panel Project sharing that they approved to have panels in commercial areas only; shared that the town will lose their green municipality status and state funding because of this decision.

James made a motion to adjourn the meeting; Danelle seconded; All in favor.
Meeting adjourned at 8:15 p.m.