Planning Board

Town of Wales, MA

8/14/17

**Present:** Keith Hood; Bill Matchett; Danelle LaFlower; James Whalen; Jason Oney; Amy Sacco

**Guest(s):** Kenny Moore

Bill opened the meeting at 7:03 p.m. and invited Kenny to the table.

Kenney share plot plans for 27 Ainsworth Hill, Wales for a septic design for a new build. Bruce from the Highway Dept.; signed approval on the driveway plans. Kenny has the proper paperwork from BOH for the septic portion of the project. He also has a construction work permit and will get a copy to the Planning Board.

Danelle asked about the lot of land and if the build is over 100 feet from the septic; Kenny confirmed.

James asked if an ANR is needed; no.

Board had no objection.

James made a motion to accept the plot plan for 27 Ainsworth Hill Road as presented. Jason 2nd; All in favor.

James discussed the ease of the new town website; (not up and running as of yet).

Bill mentioned an email he received from the BOS regarding an ANR for 94 Stafford Road.

James mentioned that Sue Berg of Henry Road called him regarding an issue in the neighborhood.

#94 Henry Road owned frontage on Stafford Holland Road and on frontage on the side of Henry Road. The deed shows the property on Henry Road.

It was mentioned that Henry Road was re-done about 10-15 years ago with trenches as it's near wetlands. A homeowner at #94 is taking grey water and draining it into the trench; because of this the road is eroding. Bruce from the Highway Department stated it's now unsafe to plow that road because of the erosion.

Property owners in that neighborhood now want to form an HOA - homeowners association.

There was also a request for an old ANR because of an accusation that the property owners at #94 removed the property pins and moved their fence closer to the edge of the road. An old ANR would shower the former location of the pins.

Keith asked if draining greywater was illegal.

James stated it's an issue but less of one since it's on a private road. He noted that neighbors have complained.

James shared that the owners at #94 now have two driveways because of the section on Henry Road where there original driveway was/is, is not having erosion issues.

Next steps: The property owners have been invited to the next BOS meeting to try to resolve peacefully and without bringing in a survey company.

Bill quickly looked for the map in the Planning Board office - no map on record.

James shared that the BOS is researching with state records.

Bill stated there is no current by-law regarding HOAs.

James stated the state law on HOA would be followed in that case.

Jason asked how many properties are in that neighborhood; James stated 7-8.

Danelle asked if this is illegal since it's causing road issues and plowing difficulties.

Bill stated that the property owners should be dumping into another area.

Eagle Pass Camp - post site-visit discussion

Bill stated he thought the buildings needed flooring; issues could arise if they get wet and cause a safety issue. Jason added spilling of food and drink could also be an issue.

Keith asked if these were Planning Board issues.

James stated that these issues go into the overall site plan.

Bill asked if they (the Planning Board) should let everything that is incorrect slide? He shared that it should be up to the Building Inspector to catch these issues.

The board suggested a letter be written to the owner of the camp (David Chapin) be writing and to CC the BOS and Building Inspector - listing concerns.

Bill also wondered if some of the back of the cabins are too close to the wetlands. Danelle said she checked the location of some of the cabins and noticed a lot of growth in the back but maybe a barrier is needed.

Keith noted that the Building Inspector reports to the BOS.

Bill mentioned that he spoke with Bill (Croke sp?) and learned that if a room holds over 99 people then it needs a sprinkler system.

Bill also mentioned that the set up of the electrical box should not pass inspection as is.

James mentioned that he was impressed with how the property looks but there are details that need to be covered. It's tastefully done; fits into landscape. But noted that the board could not get safety questions answered. He is very happy with the emergency fire/medical entrance. it's easy to get in and not complicated.

James made a motion to daft a letter to three parties, addressing the property owner, and request a response on the concerns addressed. Jason 2nd; all in favor.

James also suggested addressing a letter to the Conservation Commission to review the properties set-backs and distance to the wetlands. CC BOS, Building Inspector and Owner. Danelle stated she would draft the letter.

Continued discussion re: the property included venting of the mechanical room and bathhouse; flooring in the Rec Hall. Danelle asked if the flooring can be painted. Jason stated that it depends on what the floor is rated.

Keith mentioned that according to Mass.gov, there needs to be a fully-compliant system; can't be discharged into the yard.

Bill made a motion for the letter to the Conservation Commission previously mentioned be drafted. Jason 2nd. All in favor.

Regarding solar board discussed work on Union Road. The board learned that the work being done is only pre-testing; no construction. Information confirmed by Nexamp.

Roads List - Danelle said there are no updates at this time, Will follow-up with Bruce when she has more time. Asked that if any document changes need to be made then what are the next steps to do so.

James thought a public hearing would be needed.

Danelle noted that a town meeting would be an easy and the proper way to notify the town abutters. James suggested that changes could be sent to the BOS. James to confirm.

Vouchers signed.

Mail reviewed.

Energy Audit: James shared that the BOS approved an audit for all the town buildings. Janine is the contact person for Wales. The Fire Department did their own audit already, not knowing the rest of the town buildings would go through the process.

Board reviewed the minutes from 7/10/17. James made a motion to accept the minutes with the noted correction. Keith 2nd; All in favor.

Board noted the public posting of the clerk position for the board.

Keith made a motion to adjourn the meeting; Jason 2nd.

Meeting adjourned at 7:52 p.m.