

Planning Board
Town of Wales, MA
7/8/19 6:30 PM

Present: Lynn Greene (**Lynn G.**), Jason Oney (**Jason O.**), Diane Piazza (**Diane P.**), Laurie Hornacek (**Laurie H.**), Danelle LaFlower (**Danelle L.**), and Sarah Ryan (**Sarah R.**)

Guests: Liz & Doug Dickinson

Lynn G. opened the meeting at 6:35 p.m.

Lynn G. opens the meeting stating that she spoke to town council after sending him the by-laws. Lynn believes that the town may be having a special town meeting in October for the budget. Lynn also explained that the issue of Sunpin improperly applying with the town needs to be addressed with the hopes that Sunpin reapplies and follows procedure correctly.

Liz Dickinson explains that after reviewing of MA GEN LAW her interpretation of that law states that since that forest land is set aside Chapter 61, if someone is going to take something out of Chapter 61 they have to offer it to the town and give the town the first right of refusal.

Danelle L. confirms that her interpretation is correct BUT that it doesn't happen until a contract is brought up. **Lynn G.** explains that once the revised plans are completed and received, a hearing will be set. **Liz Dickinson** believed that a contract was constructed and it was signed by Cindi Boucher where she received \$5,000 in October 2018 and another \$5,000 this year.

****Agenda Item:** Capital Improvement Planning Committee

Danelle L. agrees to participate on this committee.

****Agenda Item:** By-law review and updates

Lynn G. explains that she is waiting to hear feedback from town counsel in regards to the changes.

****Agenda item:** New meeting dates/times

The board decided that the new meeting date for the board will be the third Monday of each month at 6:30 p.m. at the Town Hall. The board would like anyone who wants to speak at the meeting and be on the agenda to reserve a 15 minutes time slot by emailing the clerk. **Lynn G.** makes motion to approve the above meeting dates/time, **Jason O.** 2nd, all in favor.

Correspondence and Vouchers:

Lynn G. explains that the town accountant did not submit the board members stipends and the clerk's payroll. **Lynn G.** explains that she submitted paper work to transfer all the encumbered money to pay the clerk. **Lynn G.** signs and submits the stipends and clerks payroll. Ryan W. payroll was signed by Danelle L. Jason O. and James Whalen. The board discusses how the minutes should be summarized and if the public wishes to view the recordings of the meetings they can go to the Town Hall to do so.

Nexamp:

Laurie H. and **Lynn G.** explain that at the 4 corners of Union Rd. and New City Rd. that the work being done is not reflective of the approved plans. A petition was generated that has been signed by abutters who are experiencing issues with work being done. The petition was forwarded to the Board of Selectmen. **Lynn G.** explains that she spoke to the Building Inspector (Bill Cantell) in regards to the black galvanized vinyl fence that was supposed to go up according to approved plans. This fencing was not used due to the fact that the general contractor (Kevin Flanning) called Bill Cantell and asked what kind of fence he would like to use. According to **Lynn G.** Bill spoke with James Whalen in regards to using a different fence material than what was specified in the plans, which James "Okayed". Chris Clark (VP Nexamp) stated that both Bill Cantell and James Whalen said to go ahead with the alternative fencing.

Lynn G. wrote and asked that the Planning Board meet with the Board of Selectmen and the Building Inspector so this issue can be resolved and clarified. The Planning Board was under the impression that if changes were to be made, Nexamp would need to bring those revisions to the Planning Board for review prior to completion. The other issue brought forward pertained to the frequency of the grass being mowed. According to **Laurie H.** she recalls the Fire Chief stating that the grass should remain at 3 inches so it's not a fire hazard. **Laurie H.** points out that Planning Board still needs updated plans from Nexamp.

Danelle L. asks if there is any update on the Master Plan Program. The Planning Board and Selectmen are meeting with PVPC August 12th to discuss.

Lynn G. confirms that the Board of Selectmen did sign off on the Planning Board fees that were submitted to them. **Diane P.** mentioned that while in attendance at the meeting the Selectmen had asked about the \$350 site visit fee, asking if we would hire a professional to go on site visits. **Laurie H.** explained that the \$350 site visit fee is paid to the Planning Board in order for Planning Board members to visit the site, which would be paid by the solar company. **Laurie H.** clarifies that the peer reviewer for example, Weston and Sampson, is a separate fee that the solar company would pay directly. The board agrees that the description of the top soil removal fee needs to be reworded or clarified to specify that companies/persons would pay X amount of dollars per sq. ft. of top soil removed from a site.

The Planning Board then discusses Weston & Sampson outstanding invoices still have not been paid by Sunpin, which at the time all required invoices were forwarded to Sam Dionne and sent to accounting.

Lynn G. notes that she will be forwarding questions about the by-laws of the town site plan review procedure to town council.

Liz Dickinson expressed her concern about the Road Commissioner's suggestion to give the 400 ft. of road to Sunpin and in return they pave the remainder of Sizer Dr. **Lynn G.** and the board members explained that it was merely a suggestion that it would need to go in front of a town meeting.

Lynn G. makes a side note that she would like to have it in writing from Sam (Sunpin) that they will pay for Mr. Bakinowski to be present at the meetings that they wish he attend.

The Planning Board discusses how Nexamp hasn't been providing updates about how the plans are not reflecting the work being done. The board also discusses that Nexamp needs to reimburse the town \$1750.00 that was paid for peer review services.

The Planning Board makes notes and edits on the minutes.

The next meeting is set for August 19th @ 6:30 p.m.

Laurie H. moves adjourn the meeting at 7:45 p.m., Diane 2nd, all in favor.