

Planning Board
Town of Wales, MA
10/10/19 6:30 PM

Present: Lynn Greene (**Lynn G.**), Diane Piazza (**Diane P.**), Laurie Hornacek (**Laurie H.**), Sarah Ryan (**Sarah R.**)

Absent Members: Jason Oney, Danelle LaFlower

Guests: Brian McNally (200 Wales Rd, Brimfield), Mary-Ellen & Frank Hulse (203 Wales Rd, Brimfield), Ray LaBonte (Applicant), Phathiya LaBonte, Diana & John Meacham (105 McBride Rd), David & Denise Dimo (12 Lynch Rd.), William Morgan (11 Monson Rd), Elizabeth & Doug Dickinson (12 Sizer Dr.), Bill Cantell (Building Inspector), *Don Frydryk* (Sherman & Frydryk)

Lynn G. opened the meeting at 6:30 PM.

Laurie H. makes a motion to move directly to the agenda item of the Public Hearing of Ray LaBonte's self-storage facility. **Diane P.** 2nd that motion, all in favor.

****Agenda Item:** Public Hearing for Ray LaBonte

Don Frydryk from Sherman and Frydryk explained that the proposal is for 4 buildings. They would begin with two buildings on the south side of the project and proceed with construction of the two additional buildings as needed for additional storage. The project will be enclosed by 5 ft. chain linked fence around the entire site with an automatic gate, no personnel, gate operated by touch pad, 10 ft. buildings, paved drives and the access hours would depend on the town. Privacy slates on the north side to help with abutters. Mr. LaBonte would be hiring outside services to help with pest control.

Brian McNally (abutter on the north side) is concerned about the negative affect construction will have on the berm located on the north side. *Don Frydryk* explains that Mr. McNally's property will not be affected by construction. The berm on the Wales side will be loam and seed, which will be stabilized through vegetation. Mr. Frydryk explains that construction would not begin until the spring of 2020 and the hours of operation at *Mr. LaBonte's* other facilities are 7 AM-6PM but the town would be able to determine that.

Ray LaBonte explains that he has been managing his own storage facilities for 30 years, having very few issues with crime, most rentals are month to month, using a commercial lease with a contract and that renters store everything inside of the unit unless there is designated storage area outside such as boat storage. 90%-95% of the storage that *Mr. LaBonte* sees is household items for people who are in the process of moving.

Brian McNally reads his statement to the board members.

Mr. Frydryk addresses some of the concerns expressed by *Mr. McNally*. *Mr. Frydryk* explains that with the grading proposed, that the abutters would sit at a lower grade level than the berm, the fence and storage facility. As far as the possible vibration caused by construction, the entire site would be

prepped initially, install two building and the slab foots would be done when the two additional buildings go up. Any run off on site goes toward the back of the property away from abutting neighbors.

Doug Dickinson asked if there were any restrictions that the state would have on a commercial property. *Mr. Frydryk* responds by saying that there are no restrictions on this property due to it abutting state property. *Elizabeth Dickinson* shares her concern of this business not being appropriate for the town of Wales.

Several abutters voiced their supportive opinions of having a small business like this one being added to our community.

Frank Hulse shared his concerns about weekend activity at the facility. **Laurie H.** followed up by asking *Mr. LaBonte* what the weekend hours would be. *Mr. LaBonte* explained that the hours of the facility would be all up for discussion.

Diane P. asked about how often the facility is inspected. *Mr. LaBonte* explained that he inspects his facilities daily, he takes care of snow removal, there is video surveillance of the facility which would be a deterrent for crime and there is a low light pollution due to the downward angle of the lights that will be provided on each corner of the building.

Bill Cantell had no questions or concerns.

Mr. LaBonte asks if *Mr. McNally* could read his conditions. After *Mr. McNally* reads his conditions *Mr. LaBonte* suggests a 6 ft. chain link fence vs. 5 ft. and he would be willing to provide Arborvitae (4-6 ft. in height) by *Mr. McNally's* property.

Lynn G. suggests having a site visit. **Diane P.** asks if there is a decommissioning plan in place, which *Mr. LaBonte* explains that there is not one in place, that this is a lifelong plan. **Laurie H.** states that the board will review zoning by-laws.

Laurie H. makes a motion to close the public hearing at 7:29 P.M. **Diane P.** seconded that motion, all in favor. The board schedules a site visit of the property for November 8th at 10 A.M. and the continuance for this hearing will take place Monday December 2nd at 6:30 P.M. at the Senior Center.

****Agenda Item:** Review ZBA Application

The board reviewed the application provided by the Zoning Board of Appeals and felt that there were no concerns or issues.

**** Agenda Item:** Discuss changes to the Town of Wales Zoning By-Laws and accept them

The board reads the proposed changes to the Zoning By-laws and accepts them.

Laurie H. makes a motion to adjourn the meeting at 7:58 P.M.