

Planning Board

Town of Wales

11/2/2020 6:30 PM

Present: Lynn Greene (**Lynn G.**), Danelle LaFlower (**Danelle L.**), Jason Oney (**Jason O.**), Diane Piazza (**Diane P.**)

Absent Members: Laurie Hornacek (**Laurie H.**)

Public Attendee's: William Matchett III, John and Jane Novak, Jane Scanlon, Larry Kias, Ahmed Shamroukh, Joan Heck, Kathy & Bob Baker, Thom Dearborn, Bradley Switt, Carol & Ryan Goodspeed, Mary Grace

Lynn G. opened the public hearing at 6:35 P.M.

****Agenda Item:** Public Hearing for William Matchett III Car Dealers License-45 Union Rd.

The clerk asks those attending virtually to identify themselves. Abutters voiced their concerns about traffic regarding the delivery of vehicles and property depreciation.

The applicant explains to all abutters that his previous dealers license was located next door at 37 Union Rd which has recently sold, and his family has relocated to 45 Union Rd. William Matchett clarifies that he needed to apply for a new permit since his business address was tied to his previous address and he has since relocated. **Jason O.** reads the conditions previously approved by the Planning Board for 37 Union Rd. The board points out that if at any time the applicant wanted to make changes to the hours of operation, or the number of vehicles allowed on property for sale that Mr. Matchett would need approval from the Planning Board to make such changes.

The applicant explains that he has only ever had 2 vehicles out for sale at the previous business location and this would be no different at the new business location. After the applicant answers all abutter concerns, **Jason O.** re-reads the previously approved conditions set by the Planning Board so any abutters who arrived late to the hearing were able to hear what was previously approved. The applicant agrees to only have (2) vehicles with dealers' plates for sale and NO unregistered vehicles on the property.

Motion 110220-01 by **Jason O.** to close the public hearing at 7:10 P. M., **Danelle L.** seconded that motion, no further discussion, all in favor.

The board discusses conditions.

Motion 110220-02 by **Jason O.** makes a motion to approve the special permit of a Class II Car Dealers License for 45 Union Rd with the discussed conditions, **Danelle L.** seconded that motion.

Roll Call Vote:

Jason Oney (Y)

Lynn Greene (Y)

CONDITIONS

To ensure and protect the health, safety and well-being of all abutters, area residents and the applicant, the approval of this Special Permit is contingent upon the satisfactory compliance with and completion of the following conditions:

1. This Special Permit is issued for the use of **45 Union Rd, Wales, MA** to store and display for sale up to **(2) automobiles** or other vehicles if allowed by special permit holders license. No more than **(2) vehicles will be displayed in front of the building at any one time and all will be clearly marked for sale.**
2. Any change, extension or alteration of such use shall require a new special permit, or a revision of this special permit.
3. At least 30 days prior to the sale and/or transfer of ownership of the property, the current owner of the property (or his/her/their successor or assigns) shall notify the Planning Board, in writing, as to the identification of the prospective purchaser and proposed use of the property, to enable the Planning board to determine compliance with the terms of the Special Permit, or whether such use requires a change, extension or alteration of the Special Permit.
4. Adequate provisions shall be made on-site for the parking, storing, stacking of delivery vehicles/trucks, including off-hours, sufficient to prevent said vehicles from parking, storing, stacking on the public way.
5. No construction is authorized by this Special Permit.
6. All exterior artificial lighting shall be arranged so that all direct rays from such lighting shall fall entirely within the site and shall face in toward the building.
7. Use of the property shall conform to all state and federal regulatory requirements, take all required actions to prevent the discharge of hazardous materials due to spillage, accidental damage, leakage or vandalism, and have a plan to be used for spill cleanup.
8. The Planning Board, and/or their designee, reserves the right to inspect the premises during the first year of the use of this Special Permit.
9. The Planning Board retains its jurisdiction and the right to, on its own motion, modify, amend, rescind or revoke its approval of this Special Permit, after holding a Public Hearing in accordance with Chapter 40A, Section (, when it believes that there is material noncompliance with the terms of this Special Permit.
10. Adequate and effective measures shall be taken to prevent erosion/siltation from leaving the site or impacting the on or off-site drainage systems and aquifer.

11. This Special Permit shall not take effect, and the use authorized under it shall not legally commence, until such time as the applicant has recorded in the Hampden County Registry of Deeds a copy of said Special Permit bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied. The fee for recording or registering shall be paid by the owner or applicant. Within 7 days of said recording, the applicant shall provide the Town Clerk, in writing, with the book and page numbers in which said Special Permit is recorded at the Registry of Deeds for inclusion in the record file.

12. This Special Permit shall lapse if substantial use thereof has not commenced within two years of the expiration date of the appeal period with no appeals being filed (or if an appeal in accordance with Chapter 40A, Section 17 M.G.L. has been filed, excluding such time as is required to pursue or await its determination).

13. During the hours that the facility is not operating, exterior lighting shall be reduced to that which is only necessary for security purposes.

14. Street numbers must be placed on the free-standing sign, and on the building's front facade, sufficient for identification by public safety services.

15. No outdoor storage of materials, other than that shown on this or previously approved Special Permits/Site Plan Approvals is permitted.

16. The hours of operation at the facility shall be 9:00 a.m. to 6 p.m.

17. Where required, the parking and access to the facility shall be in accordance with all applicable local, state and federal handicapped access regulations.

Motion 110220-03 by **Diane P.** to approve 10/13/20 minutes, **Danelle L.** seconded that motion, no further discussion, all in favor.

Jason O. makes a motion to adjourn at 7:39 P.M., meeting adjourned.