

Wales Planning Board
Meeting Minutes
Wales Town Offices
3/13/17

PRESENT: Bill Matchett; James Whalen; Danelle LaFlower, Keith Hood; Amy Sacco

ABSENT: N/A

Guests: Donald Frydryk of Sherman & Frydryk, Palmer; Stefan Bazelmans of Nexamp , N. Andover

The meeting was called to order at 7:05 p.m.

Bill announced his decision to step down as chairman of the planning board effective at the end of the current meeting.

Bill made a motion to appoint James Whalen as the new chair of the Planning Board.

Keith 2nd; all in favor.

New Business:

Guest Donald Frydryk and Stefan Bazelmans attended the meeting to discuss a potential solar project on Union Road. They had questions regarding any current solar by-laws before they moved forward with the project. James shared that the solar by-laws are in the development stage. The board's goal is to have it in place for the May 2017 town meeting.

Donald shared that a summer 2017 build is planned. He provided the board with the site plan.

Next steps: James shared that since the solar by-law isn't set at this time that the planners should know that the Wales by-law will be similar to other surrounding towns.

Donald confirmed that the firm can still file the paperwork to start the project. James shared that anything completed would be grandfathered in since there is no current by-law in place at this time.

Keith asked about traffic/parking during the construction. Donald confirmed that there will be off-site parking for construction vehicles and materials.

Danelle asked about natural barriers to the solar farm. Stefan shared they will research natural barriers; open to suggestions.

Bill shared that a public hearing would take place later in the project timeline; James confirmed. The planning board urged Donald and Stefan to stay in touch regarding the project and that the board will help with the planning of the public hearing when the time comes.

Danelle asked about maintaining the grounds (land under and around the solar panels). Stefan shared that the land would be mechanically taken care of four times a year (no chemicals).

The board reviewed the maps; discussed possible storm water issues. The board suggested to Stefan to review any storm water issues as that could come up in future discussions.

Keith asked if the panels generate any noise during operation. Stefan confirmed that there is a low hum but no noise should be heard by any local residences.

Bill asked if there would be any further expansion in that space; unknown at this time.

James asked about decommissioned plan and options available. Stefan to follow-up.

Bill asked about any risk of contamination if a panel broke. Stefan will look into it but has not had that or heard of that happening. Bill shared that Wales Conservation Commission might

have an interest in this.

Bill confirmed with the board that work needs to be done to create the solar by-law and a public hearing will need to be planned.

Knowing the deadline to submit warrant articles for the May 2017 town meeting is 3/28/17, Bill asked Amy Sacco to contact the BOS to confirm the deadline and to ask if an addendum could be created if the planning board was to submit an article later than 3/28/17.

Bill also discussed the need for the planning board to set an application fee for companies and individuals planning solar projects. The fee would cover hiring a consultant to review the application/site plan and the fees associated with holding a public hearing. Commercial development could have a different fee than residential. A two-part by-law will be needed to differentiate the two.

Old Business:

Warrant article deadline:

Danelle reviewed her written draft of the road's list article. She discussed the maps (3) and list that will go along with the article to be published in the town meeting book. Discussed also having copies on hand at the meeting since the article is asking the voters to accept the list and maps and not everyone brings their town books with them. Suggested checking with the town clerk regarding number of copies needed for the town meeting.

James discussed the dispensary draft article. He shared that Ed Boyce and Mike Milanese of the Board of Selectman felt that the set-backs defined was too limiting.

Bill shared that anyone that had an issue with the by-law could apply for a variance for an exception and that the by-law shouldn't be changed because that would open up more options/locations in town.

The board discussed adding the term "public facility" or "municipal building" to the draft by-law as well as a statement explaining that a variance could be given by the planning board on a case-by-case basis.

James wrote a short report covering an update of the planning board's work from 2016-17 for the annual town meeting.

Keith made a motion that the report be made the Planning Board's official report for the 2017 Town Meeting Report. Bill 2nd; all in favor. James will forward the report to Amy Sacco to be re-created on letter head and sent to the BOS for the town book publication.

Bill made a motion for the two warrants and attachments to also be sent to Amy Sacco electronically to then be placed on letterhead and sent to the BOS for publication. Danelle 2nd; all in favor.

Minutes from the 2/13/17 meeting reviewed and accepted.

James shared that he attended the February 2017 BOS meeting and discussed having a public meeting with PVPC to introduce the Green Community Project and to answer questions. This would not be a hearing but more of an informational open forum. The selectman would like to gauge the opinion from the community. James suggested late spring/early summer of 2017. Danelle shared that the meeting information could be shared at the May town meeting. Suggested date of the open forum is 5/24/17 at 7:00 p.m. at Wales Elementary School or the town Senior Center.

James made a motion to accept the plan stated above. Keith 2nd; all in favor.

PVPC:

James shared the PVPC budget information, 40R proposal; discussion on Question 4 specifically: tax revenues, impact on minors, town/state revenues. The PVPC will be working on a by-law draft that the local towns can use as a model.

Next PVPC meeting in 4/20/17.

Mail reviewed.

The board discussed an email from a community member being interested in joining the Planning Board. James made a motion to invite Jason Oney to the next meeting. Keith 2nd; all in favor. Amy Sacco to email Jason.

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

Meeting adjourned at 8:31 p.m.