Wales Planning Board

Meeting Minutes

September 28, 2015

PRESENT: Bill Matchett, Keith Hood, Justin Mathiau, Steve Valle, Amy Adams

ABSENT: Gene Randall

GUEST:

The meeting was called to order at 7:00 p.m.

Keith made a motion, seconded by Justin, to accept the minutes of September 14, 2015 as written. The motion passed unanimously.

Keith made a second motion, seconded by Justin, to accept the minutes of the August 24, 2015 meeting as written. The motion passed unanimously.

Next, the Board reviewed documents from J&R Auto. Amy spoke with Bob Marchand last week and he is having difficulty filing his special permit with the Registry of Deeds. After reviewing the information that he sent to the Registry of Deeds, and the responses back from them, it appears that he needs to include a certified copy of the special permit. Amy will provide him with the necessary documentation. Amy will also request certified copies for all special permits that have been finalized with the Town Clerk and forward the documentation to the permit holders. In addition, she will ask that the Town Clerk provide certified copies of the special permit along with her certification letter for all future special permits.

Tonight is Justin’s last night as a member of the Planning Board, as he has tendered his resignation. He shared his feelings that the Board needs some sort of handbook that outlines the duties of the Planning Board and official processes to be followed by the Board. He feels that the Town should hire counsel to help with that process. He also indicated his belief that town counsel should review the Town by-laws for errors.

There was additional discussion about filling the vacancy on the Board. Amy will look into posting a notice regarding the vacancy and notifying the Select Board. Justin indicated that Massachusetts General Law Chapter 41, section 11 addresses filling vacant seats.

Next, the Board discussed special permits. Justin did not bring any for review this week. It was decided that Amy should bring 3 files, including the remaining used auto dealers’ files, for review at the next meeting. Bill’s file will be among those needing to be reviewed and he indicated that he will ask a member of the Select Board to come to the meeting because he will not be able to participate in discussions about his special permit file.

Amy will also send a follow-up letter to Dick Silva, as he hasn’t responded with any information regarding his special permit.

Next, the Board discussed the special permit for 3 Main St. Amy will email the Select Board to ask for an update on the work that was being done, namely to see if the septic system has been approved by the Board of Health and if the bathroom is functional.

It was decided that the next meeting will be on October 26, 2015, as October 12, 2015 is Columbus Day.

Vouchers were reviewed and signed. Mail was reviewed.

There was some discussion regarding 44 Union Rd and whether or not the property may be grandfathered and not need to go to the Zoning Board of Appeals regarding their desire to put on a second story addition as it was built in 1906. After review of the by-laws and discussion it was determined that the property would not be grandfathered.

A motion to adjourn was made by Keith, seconded by Steve and passed unanimously. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Amy Adams