Wales Planning Board

Meeting Minutes

October 26, 2015

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

ABSENT: Gene Randall

GUEST: Ed Boyce, Tom Fancy, Danelle LaFlower, Donna Decorie, Jeff Fortier

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

Keith made a motion, seconded by Steve, to accept the minutes of September 28, 2015 as written. The motion passed with 3-0, with Ed abstaining.

Mr. Fancy addressed the Board. He is here today representing Sherman & Frydryk with a Form A (ANR-Approval Not Required) for property owned by Ms. Decorie. Ms. Decorie will be dissolving lot 53R and dividing it up into 2 pieces that will be added to 55 Stafford Rd. and 11 Shore Dr. The resulting lots will be conforming lots. The Board approved and signed off on the Form A.

Next, Danelle LaFlower addressed the Board. She is here to talk about reintroducing the official town roads list. A list was previously put together and put on the town meeting warrant but was tabled. She would like to see the roads list brought to the next town meeting. The Board agreed that they will put it on the agenda for the next meeting for further discussion.

Next, Jeff Fortier addressed the Board. He is looking to get a building permit, but hasn’t seen the Building Inspector yet. The Board advised him to first meet with the Building Inspector and then reach out to the Board for a sign-off. Bill indicated that he could email Amy to make arrangements once he sees the Building Inspector.

Ed Boyce addressed the repairs at the Old Town Hall. He indicated that the electrical and plumbing inspections were all set. He didn’t know if the Board of Health had signed off on the septic system.

The Board reviewed Bill’s special permit. For the purposes of discussing this file, Bill recused himself and Ed Boyce (Selectman) participated in the discussions and voting. After review of the file and some discussion, Keith made a motion, seconded by Ed, to send the special permit for Bill Matchett, 37 Union Rd., to the Town Clerk for filing in accordance with our usual procedure. The motion carried unanimously.

Next, the Board discussed the Wales Country Lounge special permit file. There are two special permits associated with this property, one for signage and one for the business. After reviewing the files, it was noted that the original special permit, issued to Mary and Richard Veite, was non-transferrable. It is unclear if a new special permit was obtained when the property changed hands. If that is the case, they may need to apply for a new special permit. Keith made a motion, seconded by Steve, to table discussions until the Board is able to do some further research. Steve indicated he will look into speaking with the current owner about it.

Eric Pearson sent a copy of a special permit, with a list of restrictions on the back, that he feels are his final restrictions for his special permit. The Board reviewed the new information, as well as the information contained in his file. There is no date on the restrictions list, although the special permit is dated 2000. Steve made a motion, seconded by Keith to table the discussion until next meeting. No vote was taken. After further discussion, Keith motioned that the special permit for Eric Pearson be forwarded to the Town Clerk in accordance with out procedures. The motion was with drawn.

A new motion was made by Keith, seconded by Steve, to table the discussion and to send Mr. Pearson an invitation to come talk about the special permit at the next meeting. The motion passed unanimously.

Amy was asked to bring more files for review at the next meeting.

Keith made a motion to adjourn, seconded by Steve, at 8:13 p.m. The motion passed unanimously.

Respectfully submitted,

Amy Adams