

Planning Board  
Town of Wales  
1/23/2020 6:30 PM

Present: Lynn Greene (**Lynn G**), Jason Oney (**Jason O.**), Danelle LaFlower (**Danelle L.**), Laurie Hornacek (Laurie H.), Diane Piazzo (Diane P.), and Sarah Ryan (**Sarah R.**)

**Lynn G.** opened the meeting at 6:31 PM.

**Laurie H.** makes a motion to move directly to reviewing the plans of JoAnne Higgins for an ANR Application.

**\*\*Agenda Item:** JoAnne Higgins-review plans and sign for ANR Application

*JoAnne Higgins* presented her plans for changing property lines. Ms. Higgins explains that she had the land surveyed to have her father's house put on a plot by itself. A small parcel will be added to Ms. Higgins property for the purpose of protecting and maintaining the stream on that land. **Danelle L.** points out that the property is still conforming. No members had any issue with the changes to the property lines. **Lynn G.** asks for a vote; all in favor of approving the plans. All board members sign the plans.

**\*\*Agenda Item:** Vote/Sign-Order of Conditions Ray LaBonte 201 Main St. Application

*Mr. LaBonte* begins by reading a statement addressing some concerns from the previous meeting.

- Mr. LaBonte will be applying to the state for a driveway permit
- Weekend construction will take place on Saturdays only
- Business clients; will be allowed after business hours only with approval from Mr. LaBonte
- Mr. LaBonte reached out to the Fire Chief for a letter stating that there must be a 20 ft. radius around the outside of buildings
- Outside storage will only be for boat storage and it will not encroach on the 20ft radius

**Danelle L.** would prefer natural/native vegetation, shrubs and small trees at the entrance making the storage unit more appealing.

Abutters voice concerns about the view of the site, construction, after hour access and how this project is decreasing the value of their homes.

The board clarifies that they are approving the construction for all four buildings. The order of conditions will be implemented and active for the life of the project site. Mr. LaBonte would need to apply for a building permit for the initial 2 units and he would need to re-apply for additional permits as needed.

The board and Mr. LaBonte read over all the conditions to finalize them. The board votes to accept the conditions as they were read; all in favor.

**\*\*Agenda Item:** Appoint a PVPC Commissioner and PVPC Alternate

The board was unable to appoint a PVPC commissioner and alternate. The board discusses plans to edit drafted Master Plan.

**Lynn G.** makes a motion to end meeting at 8 PM, **Laurie H.** seconded that motion, all in favor.