

Planning Board  
Town of Wales, MA  
11/18/19 6:30 PM

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

Absent Members: Diane Piazzo

**Lynn G.** opened the meeting at 6:33 PM.

**\*\*Agenda Item:** Accept “new” wording for the order of conditions with Wales Solar Battery System

All members approve the new wording on the order of conditions for Wales Solar Battery System as it reads;

“At the special meeting held on Tuesday October 29<sup>th</sup>, 2019 the following is a listing of conditions the Planning Board has voted to be included for this project which also includes the approval of the battery storage unit; The storage unit would still be subject to all of the conditions that the planning board drafted. (Wales Planning Board voted to accept the above underlined statement to be added to the Wales Solar order of conditions on November 18<sup>th</sup> 2019 Planning Board public meeting.)

**\*\*Agenda Item:** Ray LaBonte Site Visit Findings/Discussion of order of conditions

The planning board begins to discuss the site visit at 201 Main St. **Lynn G.** states that the board should be receiving the revised plans due to the fact that the aerial maps that were used to draft the plans were not an accurate reflection of the site. **Danelle L.** stated that she had reached out to Brimfield State Forest due to the board’s inability to notify them originally. The board discusses that the hearing may need to be postponed due to the board not receiving the revisions 2 weeks prior to continue hearing. The board discusses what the order of conditions should entail. The board discusses the concerns that abutters have, hours of operation, the appearance of the entrance and lighting. The board believes that it is important that they receive those revisions in time for them to review prior to the hearing and in case the hearing needs to be postponed abutters would need to be notified.

**Danelle L.** would like the board to consider reviewing by-laws pertaining to building on non-conforming lots.

**Jason O.** makes a motion to approve the 10/10/19 and 10/21/19 minutes. **Lynn G.** seconded that motion, all in favor.

No vouchers to sign.

**Lynn G.** makes a motion to adjourn the meeting at 7:53 P.M.