Wales Planning Board

Meeting Minutes

November 9, 2015

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

ABSENT: Gene Randall

GUEST: Eric Pearson, Ed Boyce, Anne Marie and Thomas Marshall, Kim O’Keefe-Lussier, Bart Gilley

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

Keith made a motion, seconded by Steve, to accept the minutes of 10/26/20515 as written. The motion passed unanimously.

Bart Gilley addressed the Board. He has a question about purchasing a piece of property from his neighbor. After reviewing the maps and other documents that he brought in, it appears that doing so would leave the neighboring lot with inadequate frontage. There was some discussion about possibly leaving the frontage intact and buying a portion of land off of the street with a deeded easement to the property. The Board is not sure how far back from the street you would have to go in order to leave frontage. Bill will look into it.

Next, Kim O’Keefe-Lussier addressed the Board. She is here to talk about the special permit for the Wales Irish Pub. At the last meeting, it was noted that the special permit in the WIP file has a restriction of “nontransferable”. Ms. O’Keefe-Lussier checked the deed and it says nothing about the special permit. She was given a copy of the special permit in the file and will check with her lawyer. There was some discussion about the possibility of needing to reapply. She was also given an application in the event that she does need to reapply for a special permit. It was also discussed that the Board will send a letter to the Select Board if the issue isn’t resolved before their liquor license is up for renewal.

Thomas Marshall is looking to subdivide his property, which has a duplex on it currently. It was determined that dividing the property in the way he wishes to will need to go before the Zoning Board of Appeals for approval. He was directed to see the Town Clerk to make an application.

Eric Pearson is here to discuss his special permit. After some discussion, it was determined that both Steve (an abutter) and Bill (a special permit holder) have conflicts of interest and cannot participate in discussions about Mr. Pearson’s special permit. It was decided that the discussion should be tabled for Friday at 6:00 p.m. when a quorum can be established for the purposes of discussion and voting on Mr. Pearson’s permit.

The Board discussed Dick Silva’s special permit. He has agreed to come to the next meeting, November 23, 2015. There was also some discussion that his business may predate the adoption of Zoning Bylaws by the Town. Amy will check with the Town Clerk to see when Zoning was adopted.

The Board reviewed the files for Tedore’s, and sign permits for Bill Sutcliff and Ted Siok. It was determined that no action should be taken as all three business are no longer in operation .

When it came time to sign vouchers, it was noted that Amy’s payroll voucher and time sheets were missing, possibly picked up by a meeting guest. A new vouchers was written up, reviewed, and signed and will be submitted without time sheets until they can be located.

A motion to adjourn was made by Keith, seconded by Steve and passed unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Amy Adams