Wales Planning Board

Meeting Minutes

November 16, 2015

PRESENT: Keith Hood, Mike Milanese, Ed Boyce, Amy Adams

ABSENT: Gene Randall, Bill Matchett, Steve Valle

GUEST: Eric Pearson

The meeting was called to order by Keith at 6:13 p.m.

For the purposes of tonight’s meeting, Keith will be the acting chair. Both Ed Boyce and Mike Milanese (Select Board members) will be sitting as members of the Planning Board in order to establish a quorum, as Bill, Steve, and Gene were unable to participate in discussions regarding Mr. Pearson’s special permit due to conflicts of interest.

The meeting began with a recap of why the Board has been reviewing special permits, in an effort to bring Ed and Mike up to speed.

The purpose of tonight’s meeting is to review the special permit for Eric Pearson. In particular, there are two differing sets of restrictions that are to be considered. Mr. Pearson submitted a list of restrictions that he believes were the final draft of the restrictions for his special permit. For the purposes of tonight’s discussion, these restrictions will be referred to as Exhibit A. The second set of restrictions is the most recent set found in the Planning Board file for Mr. Pearson’s special permit. This set will be labeled Exhibit B for the purposes of tonight’s discussion.

Mr. Pearson addressed the Board. He indicated that the two-sided piece of paper (Exhibit A) that the Board had been given was actually two separate sheets of paper when it was provided to the town, not a single double-sided document. Someone photocopied them onto one before giving them to the Planning Board. He asked that the Board recopy them onto two separate pieces of paper before filing in his special permit file, to avoid confusion in the future.

A motion was made by Ed, seconded by Mike, to send Exhibit A along with the special permit to the Town Clerk for the 20 day appeal period as per our customary procedure.

The floor was opened for discussion. All members reviewed Exhibit A and Exhibit B.

Mr. Pearson explained that he was originally granted a more restrictive set of restrictions but when he reapplied the following year he requested changes. He requested that his restrictions be revised to more closely match those of other businesses in town (allowing for 3 cars for sale, as opposed to 1, for example). He also asked that allowance be made for a sign, so that he wouldn’t have to come back and reapply in the future if he chose to install a sign as he had to do previously when he operated his business at a different address in town.

Following discussion, a vote was taken and the motion carried unanimously.

Ed made a motion to adjourn, seconded by Mike, at 6:26 p.m. The motion passed unanimously.

Respectfully submitted,

Amy Adams