

Planning Board  
Town of Wales, MA  
12/16/19 6:30 PM

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

Absent Members: Laurie Hornacek

Guests: Linda Ammons, John Worrell, *Keith Terry* (Sherman & Frydryk), James Breglanes, *Ray LaBonte Jr.*, Phathiya LaBonte, Brian McNally, Mary-ellen Hulse, *Guy Lucia*, Tom Shaw

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

**Danelle L.** makes a motion to move directly to the continued hearing of Ray LaBonte's application for the self-storage facility.

**\*\*Agenda Item:** Ray LaBonte continuance for 201 Main St. Self-Storage Facility

*Mr. Terry* from Sherman and Frydryk begins to explain that after the initial sets of plans were reviewed and a site visit was conducted Sherman and Frydryk updated the topography to an accurate field survey. *Mr. Terry* explains the changes that were made to the site plans include; the drives around the buildings will be 20ft wide per the Fire Department, area proposed still remains fenced in with chain link fence on the north side with screening built into the fencing; pads for the buildings will be higher than the residents dwelling on the north side; top of the slope has a berm so all rainfall should remain on the site; at the base of the slope will be a screen of arborvitae.

**Lynn G.** asks if there are any state permits that they will be required to get since they are located on a state highway. *Mr. Terry* explains that they will need a Mass Highway entrance permit. There are concerns due to the way the slope comes down to the edge of the road presently, in order to provide proper access visibly for people leaving the site, they will be pulling that slope back, dropping the elevation to 2 ft. higher than the roadway. Mass State Highway will come out and look at the site distance to make sure it's safe, making sure you have the ability to pull out without obstructing the view.

*Mr. LaBonte* points out that they will not need to take any materials off site or bring them in. *Mr. LaBonte* will have landscaping out front, consisting of the fencing and low lying vegetation, still making the building visible from the road.

Brian McNally reiterates that his concerns that were voiced at the previous hearing still remain but he asked specifically about the altered plans as it pertains to the wall that was supposed to be built on the north side. *Mr. Terry* explains that they will have a 4 ft. slope instead of a 4 ft. wall; it will be the same vertical distance but with a sloped face that would allow for vegetation. There will also be the 5 ft. chain link fence on top of the berm.

Mary-Ellen Hulse reads what her concerns are as it relates to the purpose and intent of the by law. Mrs. Hulse does not feel that proposed project does not protect and conserve the value of the property and that it decreases the value of the abutting properties. Mrs. Hulse feels that a commercial business is not appropriate and she feels the negative impacts out weigh the positive.

*Mr. LaBonte* then reads allowed his statement that addresses abutters concerns that were voiced at the last hearing. *Mr. LaBonte* explains that they have extended the height of the fence and slope to address abutters concerns. *Mr. LaBonte's* talking points include; a touch pad gate with individual codes (Police and Fire Departments will have 24 hr. access), downward lighting, construction wouldn't start until the spring which he estimates 2-3 months of total construction (phase 1-site work, all four pads, 2 buildings constructed), and being that 1-2 tenants visit daily at his larger locations, he does not feel traffic or noise level due to client use is a valid concern. *Mr. LaBonte* explains why he feels that his proposed facility would benefit the town of Wales. *Mr. LaBonte* would be providing storage for summer homes on the lake, for military personnel who are deployed, professional customers (plumbers, carpenters and electricians) who want to separate house from work, and it would increase the tax venue for the town while giving support to the community.

**Danelle L.** asks what percentage of the site is developed. Mr. Terry explains that the entrance will be paved, access roads will be gravel, and there will be grass and vegetation surrounding the gravel. 21% of the site is developed, not including the paved entrance.

**Diane P.** makes a motion to close the public hearing; **Lynn G.** seconded that motion, all in favor.

**\*\*Agenda Item:** Guy Lucia- 6 Reed Hill Rd.-reconfigured property lines

*Guy Lucia* explains that he would like to reconfigure his property lines on 4 abutting pieces of property to square them up. The Planning Board reviewed his plans/maps. All board members signed off on the plans.

The board reviews the minutes of 10/29/19 and 11/18/19. **Jason O.** makes a motion to approve them with edits; **Diane P.** seconded that motion, all in favor.

The board discusses and drafts order of conditions on the application of 201 Main St., addressing the height of the fence on the north side with privacy slates, construction and operation hours, no outside storage, stipulating professionals need approval to gain access after-hours, motion lights that face down and vegetation in front.

### **Correspondence & Vouchers**

Board members sign off on clerk's payroll.

**Jason O.** makes a motion to adjourn the meeting at 8:02 P.M.; **Danelle L.** seconded that motion, all in favor. Meeting adjourned.