Wales Planning Board

Meeting Minutes

August 24, 2015

PRESENT: Bill Matchett, Keith Hood, Justin Mathiau, Steve Valle, Gene Randall, Amy Adams

ABSENT:

GUEST: Nick Flebotte

The meeting was called to order at 6:55 p.m.

A motion was made by Keith, seconded by Bill, to approve the minutes of the August 10, 2015 meeting as written. The motion passed unanimously.

Mr. Flebotte came before the Board with questions regarding land at 49 Barney Road that he is interested in buying. He wanted to know if the town would allow him to build on the property. He indicated that the lot is 20 acres with more than 150 feet of frontage. After some discussion, it was determined that additional information will be needed in order to determine if the lot is buildable or what steps may need to be taken in order to make it buildable, as the portion of Barney Road that the lot is on appears to have been discontinued. As such, there may be no access to the property. It was discussed that Mr. Flebotte might consider reviewing the deed for the property to see if it is described as a building lot on the deed and also obtain a survey of the property, if one exists, to help determine the exact boundaries of the lot. Amy will request a copy of the assessors map and look for a copy of previous meeting minutes that discuss this portion of Barney Road. Justin also agreed to contact Bruce Cadieux, the Road Commissioner, to see what he knows about that portion of the road.

Next, the Board filled Gene in on the progress that had been made in terms of rectifying and legitimizing the special permits issued by the Board in the past. Gene shared his knowledge of how permit applications were handled in the past, confirming what the Board believed had been the process followed by prior Planning Boards. Gene’s special permit for his business, The Livery, is one of the permits submitted most recently to the Town Clerk. Amy will follow up with her to find out the status of those permits.

The Board reviewed an email from Leis (TownClerk) indicating that the Registry of Deeds wants the Registry of Deeds book and page number included on special permits when they are filed. She suggests asking applicants to supply this information when they make an application.

Justin indicated that he will bring two special permit files to the next meeting for review.

Vouchers were reviewed and signed.

A motion to adjourn was made by Keith, seconded by Gene, and passed unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Amy Adams