

TOWN OF WALES TOWN CLERK

The following zoning by-law amendments, adopted at the Special Town Meeting held on October 30, 2019 were approved by the Attorney General on April 23, 2020 and became effective in the Town of Wales as of October 30, 2019.

Article 9 added solar installations to the list of uses in the zoning bylaws and clarifies that solar installations require a special permit from the Planning Board.

Article 10 changed the zoning bylaws to allow abandoned properties to be rehabilitated if the Zoning Board of Appeals grants the owner a special permit.

Article 11 deleted two definitions, as-of-right-siting and designated locations, from the zoning bylaws.

Article 12 added a new section to the solar bylaw to clarify that both a special permit and a site plan review are required for solar installations.

Article 13 corrected internal references in the zoning bylaws.

Article 14 amended the section that denies the right to appeal, because that right cannot be denied.

Article 15 deleted an incorrect reference and replaced it with the correct electrical code.

Article 16 clarified the steps required for the Town to enter abandoned solar installations.

Article 17 clarified how to apply for a special permit or variance from the Zoning Board of Appeals, and file it with the Town Clerk.

Article 18 clarified how to apply for a special permit from the Planning Board, and file it with the Town Clerk.

Article 19 removed the reference to registered mail, a service that the Post Office no longer provides, and substituted both regular and certified mail in its place.

Article 20 deleted the words “transmitted to” because Articles 17 and 18 clarified that the Town Clerk receives the original application.

These are “plain English” versions of the amendments, for the exact wording, see the Wales Zoning bylaws or contact the Town Clerk.