

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Tuesday October 6, 2020

Wales Town Offices

3 Hollow Rd. Wales Massachusetts 01081

Members Present: Chairman: Joel Jette (JJ), Committee Member: Nate Collins (NC), Committee Member: Adam Brassard ZBA Clerk- Sarah Ryan (SR)

Others Present: Wilfred Anair

JJ made a motion to open the meeting at 6:05 PM.

**** Agenda Item: Review the application of 69 Stafford Rd.**

The board discusses why the building permit was denied. Wilfred Anair lives on a non-conforming lot located at 69 Stafford Rd that consists of .34 acres, approximately 14,810 sq.ft. Mr. Anair would like to sell a portion of his lot (approximately 63x50). According to the Wales Zoning Bylaw 4.2.4.1 "The proposed extension, alteration, or change must **not increase the non-conformity** with open space, yard, height and off-street parking requirement". The board understands that changing these plot plans does increase the non-conformity, but the board does not feel that this change is a detriment to the neighborhood. Therefore the board approves the changes. JJ makes a motion that the board accept and approves the change for 69 Stafford Rd. NC seconded that motion, all in favor.

The clerk then explains to Mr. Anair what the process is after the decision letter is signed and what Mr. Anair needs to do after the 20 day waiting period.

**** Agenda Item: Approve the Minutes 9/24/20**

JJ makes a motion to approve 9/24/20 minutes; NC seconded that motion, all in favor.

JJ made a motion to adjourn at 6:22 P.M.