

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Monday June 12, 2023

Wales Town Offices

3 Hollow Rd. Wales, MA 01081

Members Present: Committee Member: Committee Member: Adam Brassard (**AB**), Committee Member: Nate Collins (**NC**), Alternate Committee Member: Ed Boyce (**EB**), ZBA Clerk- Sarah Ryan (**SR**)

Members of the public present IN PERSON: Joel Jette (Contractor)

EB made a motion to open the meeting/public hearing at 5:36 PM.

New Business:

**** Agenda Item:** Public Hearing – 66 Union Rd. - *Joel Jette*

The applicant, Joel Jette is present. A building permit was denied based on the Wales Zoning Bylaws, Section 4.2.

Town of Wales Zoning By-law Sec. 4. 2.. The Town of Wales Zoning By-Law Sec. 4.2.2 states "A pre-existing non-conforming use or structure may not be extended, altered or changed except by a special permit from the Zoning Board of Appeals."

The board members review the plans for 66 Union Rd. to construct an 8'x16' porch. The board members feel that that the proposed work is not a detriment to abutters and will not negatively impact the town, please see Wales Zoning Bylaw Section 8.4.4 Special Permit Criteria.

Motion 061223-01 by NC to approve the application for a special permit for 66 Union Rd., constructing an 8' x 16' porch, AB Seconded that motion, no discussion, all in favor.

The board members sign the decision letter and submit it to the town clerk. After the 20-day appeal window has closed, the owner or applicant can pick up the decision letter from the Town Clerk and register with the Registry of Deeds.

**** Agenda Item:** Review Meeting Minutes-9/1/22

Motion 061223-02 by AB to approve the meeting minutes from 9/1/22 public hearing as written, Seconded by NC, no discussion, all in favor, EB Abstains.

NC made a motion to adjourn at 5:43 PM.

