

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Monday August 14, 2023

Wales Senior Center

85 Main St. Wales, MA 01081

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

Members of the public present IN PERSON: Michael Dupont, Adam Kobel

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

New Business:

**** Agenda Item:** Continued Public Hearing – 38 Walker Rd. – *Michael Dupont*

The applicant, Michael Dupont is present. Mr. Dupont is appealing a decision issued by the Building Inspector regarding the property of 38 Walker Rd. in Wales. The Building Inspector made a determination that the special permit for the property to operate as a campground had expired due to Inactivity under Wales Zoning Bylaws Section 8.4.8 and Abandonment under Wales Zoning Bylaws Section 4.2.3, thus requiring a Special Permit from the Planning Board. The board members listen to the applicants' concerns and perspective regarding the use and permitting. The board then discusses the Building Inspectors' determination.

Motion 081423-01 by NC to deny the applicant's appeal to overturn the decision made by the Building Inspector for the continued use of a campground at 38 Walker Rd. The board's decision is supported by Sections 8.4.8, inactivity under Wales Zoning Bylaws and Sections 4.2.3 Abandonment under Wales Zoning Bylaws, JJ, Seconded that motion, no discussion, all in favor.

Roll Call Vote:	Joel Jette	(Y)
	Adam Brassard	(Y)
	Nate Collins	(Y)

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-7/10/23

Motion 081423-02 by AB to approve the meeting minutes from 7/10/23 public hearing as written, Seconded by NC, no discussion, all in favor.

NC made a motion to adjourn at 6:14PM.