

Zoning Board of Appeals-Town of Wales, Massachusetts
Open Meeting Minutes, Monday September 20th, 2021

Wales Town Offices
3 Hollow Rd. Wales Massachusetts 01081

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

Others Present: Robert & Kathleen Baker (Applicants), Ed Boyce (Virtual)

JJ made a motion to open the meeting at 5:30 PM.

**** Agenda Item: Review the Application of 31 Union Rd.-Robert Baker**

Board Members begin discussing the application. The board reviews why the building permit was rejected.

Wales Zoning Bylaw -4.2.2

Extension/Alteration or Change 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 (ZBA).

The Board reviews the plans submitted by the applicant. Specifically, the applicant wishes to construct a small deck with steps onto an existing structure.

The clerk informs the board members that the Board of Health and Conservation Commission had no issues with the plans submitted.

The board members do not feel that this alteration is detrimental to the abutters or the town.

NC makes a motion to accept and approve the plans for 31 Union Rd. as presented, **AB** Seconded that motion, no discussion, all in favor.

Once the decision letter is drafted by the ZBA Clerk, the board members will sign and submit to Town Clerk. The Town Clerk will time stamp the decision letter, there is a 20 day wait period, after the 20 days wait period Mr. Baker will receive the official decision letter, it will need to be recorded at the Registry of Deeds and then Mr. Baker can apply for a building permit with the Building Inspector.

JJ makes a motion to accept the minutes of 6/15/21, AB seconded that motion, no discussion, all in favor.

JJ makes a motion to authorize the clerk to sign all bill vouchers related to the Zoning Board, NC seconded that motion, no discussion, all in favor.

JJ made a motion to adjourn at 5:38 PM.

