

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Monday June 29th, 2020

Wales Senior Center

85 Old Stafford Rd. Wales Massachusetts 01081

**Members Present:** Chairman: Joel Jette (JJ), Vice Chairman: Ed Boyce (EB), Committee Member: Adam Brassard ZBA Clerk- Sarah Ryan (SR)

**Others Present:** Ray LaBonte, Jeffery S. Bohnet, Leis Phinney (Town Clerk)

JJ made a motion to open the meeting at 6:17 PM.

**\*\* Agenda Item: Review the Application of 201 Main St. Ray LaBonte Self-Storage Facility**

Board Members begin discussing the application. JJ asks Mr. LaBonte about the specific uses and rules for tenants. EB asks about the landscaping surrounding the units. The board then discusses how the conditions made by the Planning Board were very accommodating to the abutters concerns.

JJ begins to discuss the reason why the Building Inspector denied the permit.

**As stated; Section IV: Use Regulations**

**4.0.2 General Use Regulations**

"Not more than one principal building shall be erected on a lot unless otherwise specified in this By-Law".

JJ would like it noted in their discussion that this decision would only apply to these specific circumstances. This application applies to a very specific use; this ruling does not set a precedent for future applications. All order of conditions shall be applied to this project and all projects going forward will have site specific conditions.

EB makes a motion to approve the application for all phases of this project; AB seconded that motion, JJ all in favor. Joel Jette (YES), Adam Brassard (YES), Ed Boyce (YES).

Leis Phinney the Town Clerk swears in Zoning Board Members; Joel Jette and Adam Brassard as regular members and Ed Boyce as an alternate member.

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 day wait period Mr. LaBonte will receive the official decision letter, it will need to be recorded at the Registry of Deeds and then Mr. LaBonte can apply for a building permit with the Building Inspector.

\* \* **Agenda Item:** Vouchers and Payroll

Board members sign off on the clerk's payroll.

\* \* **Agenda Item:** Approve 11/7/20 Minutes

Board members look over 11/7/20 minutes and approve them.

**JJ** made a motion to adjourn at 6:48 PM.