



TOWN OF WARE

Planning & Community Development

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Planning Board

Site Visit

Meeting Minutes from

Sunday, August 16, 2020

Select Board Room, Town Hall

Planning Board Members Present:

Rick Starodoj (Chairman), Josh Kusnierz, Ed Murphy III, Ken Crosby

Staff Present:

Rebekah DeCoursey (Director)

Public Present:

Joseph Knight, Karen Hubacz-Kiley, Dan Kiley

Kulas Farm – Babcock Tavern Road. The Planning Board met at 240 Babcock Tavern Road and walked the Kulas farm.

J. Knight was present representing the farm, not as a Board member. Mrs. Knight met the Board as they walked through the property. She wanted to let the Board know that had been working the land since she was six years old. The entire family has worked the land and never hurt the land, and they never plan to. She would like the land to transition smoothly from her back yard into the lower hay field, giving her a large lawn. Chairman stated regarding the project, there is no reason why they can't change the land in which they want to but the outcome of today's visit will determine if they can do it under the agricultural exemption, or if they need an earth removal permit.

K. Hubacz-Kiley and J. Knight talked about the rolling character of the land in the area around Mrs. Knight's property. The rolling high and low create a situation that may be able to be graded without removing over 1,000 cubic yard from the site. If the engineer is able to show that is true, no earth removal permit would be necessary for this portion of work.

J. Knight was asked a few questions about proposed Phase III of the creation of hayfields. Phase II of the project had an upper and a lower plateau, with a makeshift access road that was created to log and remove the trees in the area of Phase III. Slope in relationship to ease of tractor access for haying was discussed. If the slope is too steep, Mrs. Kulas cannot mow it. Phase III would remove the material and create a smooth transition into the lower field. The project could remove more material than is proposed, but would cause the embankment

would be steeper. A steep embankment would prevent Mrs. Kulas from being able to hay it. The family would like the slope to match the area of hay fields that has been and is being created now. When asked if they would consider connecting it to one of the upper plateaus in Phase II, the answer was no. They wanted to remove the earth as proposed in the plan shown at the previous meetings.

The group moved around the site into the lower existing hayfield to observe the further extent of the proposed earth removal. A board member asked what the plan was for the stumps left from the tree clearing – they will be ground in the end, sometimes they are used for site stabilization. They observed the lower hayfield, the embankment that leads up to Mrs. Knight's property.

The Planning Board departed at 10:00am when there were no further questions.

Next meeting is scheduled for 8/20/2020 at 7 pm.