



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
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Planning Board
Meeting Minutes from
Thursday, January 2, 2020
Select Board Room, Town Hall

Planning Board Members Present: Rick Starodaj (Chairman), Fred Urban, Joshua Kusnierz and Jennifer Muche (Alternate)

Staff Present: Rebekah DeCoursey, Director of PCD, Nicole Croteau, Assistant to the Director

Public in Attendance: Frederick Smith, Jerome Gagliarducci

PLEDGE OF ALLEGIANCE

Chairman R. Starodaj called the meeting to order at 7:00 pm and the Board led the Pledge of Allegiance.

ADMINISTRATION

Approval of Meeting Minutes

December 18, 2019, F. Urban made a motion to approve the minutes as presented, Seconded by J. Kusnierz. No Discussion, All in Favor 4-0.

Approval Not Required (ANR) Plan

Bacon Road, owned by T. Rozzen (ANR-2019-11). The lot being created and the house and remaining land complies to the zoning requirements. Motion by J. Kusnierz to approve the ANR Plan, ANR-2019-11 on Bacon Road as presented, Seconded by Fred Urban. No Discussion, All in Favor 4-0. R. DeCoursey signed the mylar on the Board's behalf.

PUBLIC HEARINGS

7:05 pm The application of Fredrick T. Smith, III, of F.T. Smith Trucking & Excavation, Inc., for Special Permit (SP-2019-09) for an extension of an approved Special Permit (original permit SP-2008-04 for Earth Removal) under Section 7.2.3, Extension of Special Permit. Location is Parcel 35-0-12 on Greenwich Road owned by FT Smith Trucking & Excavating.

Chairman appointed J. Muche to hear this application.

J. Muche read the legal ad.



F. Smith is seeking to renew the Special Permit for Earth Removal on Greenwich Road for 1-year. General discussion was made about how will this permit tie into the proposed solar development and if the earth removal will be able to be completed within this one-year extension request. The Board overall felt the plans presented for the solar do not match the earth removal final grades. There may be an error in plans between the two projects and Chairman suggested to F. Smith to coordinate with the engineers regarding this issue.

F. Smith was asking if the front grades and back grades connected to make the area level, will there still be a need for monitoring wells as required? Chairman left this should still be required because the purpose is to look for water within 10-feet of the final grade. F. Smith stated he installed one monitoring well but was not accepted by the Board of Health. Chairman suggested to coordinate the wells with solar installation and those locations needed. Muddy Brook is a protected stream.

F. Smith stated the pine trees along the road will remain if possible to leave a buffer. Chairman suggested that larger trees should be dropped to get the smaller under laying trees some growth.

Motion by F. Urban to approve the one-year extension with prior conditions, Seconded by J. Kusnierz. No Discussion. Roll Call:

Richard Starodaj	AYE
Fred Urban	AYE
Joshua Kusneriz	AYE
Jennifer Muche	AYE

Special Permit (SP-2019-09) passes with the required super-majority vote 4-0.

Chairman called a 5-minute recess at 7:25 pm.

Chairman reopened the public hearing at 7:30 pm.

7:30 pm (Continuance) The application of Ware Solar III LLC (c/o Melink Solar Development) for Special Permit (SP-2019-07) and Site Plan Review (SPR-2019-06) for a 4.2MW ground-mounted solar energy facility approximately 14.5 acres. The proposed solar installation would commence upon completion of Earth Removal Permit SP-2008-04. Location is Parcel 35-0-12 owned by FT Smith Trucking & Excavating.

Chairman reopened the public hearing for the matter above and R. DeCoursey stated the applicant requested a continuance until February 6, 2020 at 7:20 pm. Request for continuance was granted.



8:00 pm (Continuance) The application of Ware Solar IV LLC (c/o Melink Solar Development) for Special Permit (SP-2019-06) and Site Plan Review (SPR-2019-05) for a 1.5 MW large ground-mounted solar energy facility encompassing approximately 6.2 acres. Location is Parcel 40-0-79 owned by Richard & Edward Couture.

Chairman reopened the public hearing for the matter above and R. DeCoursey stated the applicant requested a continuance until February 6, 2020 at 7:40 pm. Request for continuance was granted.

TOWN PLANNER UPDATE

- R. DeCoursey presented the Board with a proposed Rules and Regulations Guideline Booklet relating to the Planning Board as recommended by Town Counsel. The first ten pages of the regulations were reviewed by the Board.
- General discussion about the changes of the Subdivision Control Law Regulations should start to be reviewed. Chairman would like to include some requirements/recommendations for items such as the thickness of pavement and requirements for road acceptances.
- Solar Bylaw revisions next meeting is scheduled for January 16th at 7:00 pm. The Town will post the meeting on social media websites to help encourage the Town.

ADJOURN


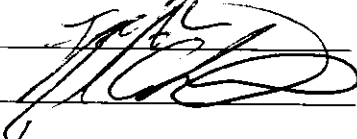
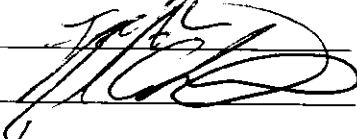
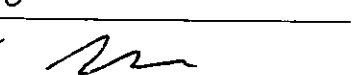

J. Kusinerz made the motion to adjourn, F. Urban seconded, no further discussion, All in Favor 4-0. Adjourned at 7:57 pm.

Next meeting is scheduled for January 16, 2020 at 7:00 pm.

Minutes from January 2, 2020

Respectfully submitted by,

Nicole Croteau, Assistant to the Director

Minutes Approved on:	1/16/2020
Starodoj	
Urban	
Kusnierz	
Muche	
Kusnierz	



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