



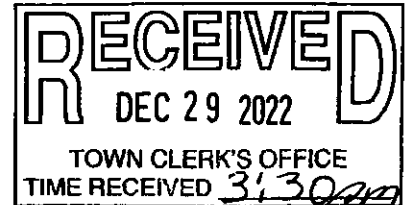
# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
(413) 967-9648 ext. 120

## PLANNING BOARD

### MEETING AGENDA

Location: Board of Selectmen's Meeting Room  
Town Hall, 126 Main Street, Ware, MA 01082  
Date & Time: Thursday, January 5<sup>th</sup>, 2023 @ 7:00 PM  
Digital Participation: Phone number: 929-205-6099  
Meeting ID: 784 604 1861  
Passcode: 01082



Instructions for call-in option: at or before 7pm call the phone number above and when prompted enter the Meeting ID number. The platform is Zoom Meetings. Join online: <https://zoom.us/join>

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- **Pledge of Allegiance**
  - **Administrative**
    - Approval of minutes from December 1<sup>st</sup>, 2022 and December 15<sup>th</sup>, 2022
  - **Public Hearings**
    - **7:05pm: Definitive Subdivision Modification (Strawberry Fields)**
      - Applicant is requesting to have an existing Subdivision Permit rescinded. Deeded in the Hampshire County Registry of Deeds, Plan Book 204, Page 25. Assessor's Parcel 40-0-43, 40-44-1, 40-44-2, 40-44-3, 40-44-4, 40-44-5, 40-44-6, 40-44-7, 40-44-8, 40-44-9, and 40-44-12. Zoned: Rural Residential (RR).
    - **7:35pm: SP-2022-10 (Bond Construction Corporation) [CONTINUED]**
      - Applicant is requesting a Special Permit to remove earth materials at 219 Babcock Tavern Road. Deeded in the Hampshire County Registry of Deeds, Book 12833, Page 207, and Book 07177, Page 314. Assessor's Parcel 4-0-14 & 4-14-2. Zoned: Rural Residential (RR).
  - **ANR**
    - ANR-2022-13 (Penny Lane)
      - Board will make the determination of whether or not this plan requires their approval under the Subdivision Control Law
  - **Old Business**
    - Review of newly proposed Subdivision Regulations
      - Sections 2.4.10 (Evidence of Performance and Release/Partial Release of Performance Guarantee) to Section 2.4.14 (Road Acceptance) [Pages 37-45]
  - **New Business**
    - **Right of First Refusal: Lot 3, Osborne Road, Ware, MA.**
      - Board will discuss their recommendation for the Selectboard
  - **Town Planner Update**

The next Planning Board meeting will be held January 19<sup>th</sup>, 2023.

At the time of posting, the agenda items listed above are what is reasonably anticipated by the Chairman to be discussed at this meeting. Other items not listed may be brought up for discussion to the extent permitted by law. The general public is invited to this and all meetings of the Ware Planning Board.