



TOWN OF WARE

Planning & Community Development
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Planning Board

Meeting Minutes from
Thursday, January 7, 2021
Select Board Room, Town Hall

Planning Board Members Present:

Rick Starodoj (Chairman), Josh Kusnierz (Remote),
Ed Murphy III, Joe Knight (Remote), Ken Crosby,
and Jen Muche (Alternate)

Staff Present:

Rebekah Cornell-PCD Director; Jack Carolan-PCD
Assistant

Public in Attendance:

Steve Pikul, Yasser Fares, Ryan Palladino, Larry
Tuttle

PLEDGE OF ALLEGIANCE

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

ADMINISTRATIVE

- Approval of Minutes from November 5, 2020 and November 19, 2020

Motion by E. Murphy to approve the meeting minutes from November 5, 2020 and November 19, 2020. Seconded by K. Crosby. All in favor. Approved 5-0

PUBLIC HEARING (Continued)

278 Osborne Road- Definitive Subdivision. Colin Derhammer of Ware Solar II, LLC c/o Melink Solar Development requesting approval for a Definitive Subdivision Plan. The applicant is proposing to divide an estate lot at 278 Osborne Road creating two parcels of land. Location is Parcel 40-14-9, owned by Joel Harder.

Steve Pikul from Bertin Engineering stated that they had received the peer review comments and will respond to them in kind and incorporate the changes requested. R. Cornell told the applicant she had spoken with the Ware DPW Director regarding the peer review comments and he stated it would be ok to tie into the town owned catch basin if necessary. S. Pikul noted

that utilizing the catch basin tie in will be useful given the rocky soil conditions at the site which make infiltration difficult.

R. Starodoj asked if any progress had been made on addressing the concerns regarding the neighbor's tree line. S. Pikul said that they narrowed the road and will provide drainage on both sides. He also said there will be no work between the center and dripline of the trees as a way of protecting the root structure during construction.

K. Crosby raised a concern regarding the slope of the road where it meets the intersection. He was worried that in icy conditions a car leaving could potentially slide out into the middle of the road. S. Pikul responded by noting that they are aware of the issues regarding the current drainage pattern and the potential for water to pool and freeze. He said that they are incorporating design elements to address this. K. Crosby also asked a question regarding the curve of the road and access. S. Pikul responded by noting that those issues will be addressed in the design.

R. Cornell stated she had met with the DPW Director and reviewed all of the waivers that have been requested. She also requested that Bertin Engineering designate a name for the road by the next meeting. K. Crosby asked about the type of curbing that will be used and if it would be possible to use granite curbing given its strength. R. Cornell stated that part of the conditions for the project are that the road remains a private road so any damage to the curbing would be the owner's responsibility.

Motion by E. Murphy to continue the public hearing on Thursday January 21, 2021 at 7:05 pm. Seconded by K. Crosby. All in favor. Approved 5-0

MINOR SITE PLAN REVIEW

1. **Crystal Springs Dairy Bar:** Requesting approval for permanent outdoor seating at 164 West Street.

Yasser Fares, the applicant and owner of Crystal Springs Dairy Bar, gave a brief presentation on the proposed plan. The owner stated that during the pandemic, the state allowed for outdoor seating and it has been good for business and he would like to make it permanent. R. Starodoj noted that he thought the proposal was a great idea. He suggested that the bollards be placed behind the planters instead of between them to protect from a potential impact. Discussion included recommending 18 inches of stone in the planters as a weight, but he suggested putting in as much as possible to absorb potential impacts.

R. Starodoj mentioned that since the existing curb is only a few inches high, it might make sense to put in a layer of asphalt to make the sidewalk more even with the curb. This would address potential ADA issues. The planters will be spaced 8 feet apart and the bollards will be 4-5 feet

apart from each other as a way of maximizing the tables protection from potential vehicle impacts.

Motion by E. Murphy to approve the plans with the conditions as discussed. Seconded by K. Crosby. All in favor. Approved 5-0

2. Ryder Professional Building: Requesting approval for conversion of the commercial building at 33 Main Street into eight studio apartments.

R. Palladino gave a brief presentation on the proposed plans. R. Starodoj brought up his concerns regarding parking. The applicant has secured six (6) spaces through November 31, 2021 at the municipal lots (Parker & Pleasant Street lots). He was hoping for a way to make the reserved spaces permanent instead of relying on yearly permits. He mentioned reserving 1 space per unit and potentially set up a 10-to-20-year lease with the town to reserve parking spaces. R. Palladino mentioned he had discussed leasing spaces in the millyard across the street, but the new owners are undecided on how they plan on using the spaces at the moment.

K. Crosby asked if there is a timeframe for the project. R. Palladino said they are hoping to be able to rent the first studio apartment by this summer. He also said they hoped to have 3-4 units ready by September 2021. Overall they hope to have all of them done by the end of 2021. R. Cornell also voiced her concerns regarding tenant parking and mentioned that the Country Bank parking lot is a potential spot for leasing spaces, as well as the Millyard. Downtown businesses have been expressing concerns over downtown parking availability during the current Main Street Reconstruction Project. The Director she felt it important the Board consider the applicant secure off street parking before final approval. R. Starodoj reiterated that parking is the biggest issue/concern with the project. He said he thinks it would be best to work something out with the town to reserve the same parking spots year after year through some type of long-term lease agreement.

R. Cornell brought up some of the conditions being proposed for the project. There was discussion over how many parking spaces to require. K. Crosby brought up the issue of potential tenants having more than one car. R. Starodoj noted that he would be ok with only requiring six parking spaces, as some tenants may not have cars. R. Starodoj mentioned the importance of having building insurance to protect against potential burned out buildings from sitting vacant. R. Palladino noted that there will be a sprinkler system put in throughout the building. The Director read a proposed condition requiring insurance in the building.

The application addresses that the building is in the Millyard Historic District and the proposed project includes certain façade improvement requirement (window replacement) but will maintain the historic façade of the building. R. Starodoj asked if anything was going to be done with the old Wilson's Pharmacy portion of the building. R. Palladino said he talked with the owner, but the owner is not currently interested in selling the property. R. Cornell asked where the trash receptacles would be stored. R. Palladino said that he would be responsible for

disposing of the trash when its full and it will be kept inside the building, not in an outside dumpster. R. Starodoj asked about security cameras and R. Palladino said that there would be two in the inside and two on the outside. K. Crosby asked if the project could be approved in phases. R. Starodoj said this is not be possible for a Site Plan Review, it needs to be approved as one.

Motion by K. Crosby to continue the hearing till January 21, 2021 in order for the applicant to secure a long term parking agreement. Seconded by E. Murphy. All in favor. Approved 5-0

OLD/NEW BUSINESS

➤ **Banas Farm Solar Project**

R. Cornell informed the Board that Forefront Solar has not renewed their lease agreement. The town is going to look into what their options are for the site. Ideally it would still be developed for solar.

TOWN PLANNER UPDATE

➤ **Old Belchertown Road Intersection and Ware River Bridge 25% Plans**

R. Cornell updated the Board on the plans for the intersection and bridge replacement. It will be a large construction project that will impact traffic. R. Starodoj noted that he was disappointed that there are not plans for a left turning lane and expressed that the sidewalk is not needed.

Motion by K. Crosby to adjourn the meeting. Seconded by E. Murphy. All in favor. Approved 5-0

The next meeting is scheduled for Thursday January 21, 2021 at 7 pm.

Minutes from January 7, 2021

Respectfully submitted by,

Jack Carolan- Department Assistant

<i>Minutes Approved on:</i> _____
Starodoj _____
Kusnierz _____
Knight _____
Murphy _____
Crosby _____