



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 120

Planning Board

Meeting Minutes from
Thursday, November 17, 2022
Selectboard Meeting Room
126 Main Street, Ware MA 01082

Planning Board Members in Attendance:

Rick Starodoj, Chairman
Nancy Talbot, Clerk
Ed Murphy
Ken Crosby
Chris DiMarzio
Elizabeth Hancock, Alternate

Staff Members in Attendance:

Rob Watchilla, PCD Dept Director
Kristen Jacobsen, PCD Dept Admin

Members of the Public in Attendance:

PLEDGE OF ALLEGIANCE

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

ADMINISTRATIVE

Approval of Minutes from November 3rd, 2022

Motion made by N. Talbot to approve the minutes as submitted from Thursday, November 3, 2022. Seconded by C. DiMarzio. E. Hancock noted on pg. 7 of the minutes that C. Kadra had said public meeting and not hearing as stated in the minutes*. R. Starodoj asked for wording to be altered to reflect verbiage used "he did not disagree" on pg. 7.

*Upon review of 11/3/22 recorded meeting C. Kadra stated "Public Hearing" this may be found at time stamp 26:57.

| | |
|-------------|---------|
| R. Starodoj | Aye |
| N. Talbot | Aye |
| E. Murphy | Absent |
| K. Crosby | Abstain |
| C. DiMarzio | Aye |

Three in Favor, None Opposed, One Abstain, One Absence. Approved 3/0/2.

Old Business

R. Watchilla read the memo on the recent Zoning Bylaw changes and stated they are in effect as of the vote at Town Meeting, unless struck down by the Attorney General.

E. Hancock inquired if the Historic Commission would be having a public hearing or a public meeting to discuss the Scenic Road Bylaw. R. Watchilla answered that they would have a meeting in January to discuss it amongst themselves, R. Watchilla, and the Planning Board. He continued by saying that they were going to do public outreach in February 2023 and a public hearing sometime thereafter. R. Starodoj inquired if that meant the Historic Commission would be taking the lead on the Scenic Road Bylaw and R. Watchilla said it was what it sounded like they wanted.

New Business

R. Watchilla read through the proposed modifications to the Subdivision Regulations.

Section 2.4.8.1

Beginning at section h the board discussed potential processes to help ensure future subdivisions are completed.

K. Crosby stated the approved plans are not always brought to the Registry of Deeds, R. Starodoj proposed the town sending them to ensure the plans get registered.

R. Starodoj inquired if it would be possible to introduce a sunset clause. C. DiMarzio agreed and added that a subdivision could be approved but would need to be built within a certain number of years as the complications increase as time moves forward.

The board discussed the process of road acceptance and Private Ways. R. Starodoj suggested having the road acceptance policy in the subdivision regulations and the language would need to be amended in conjunction with the subdivision language. R. Watchilla stated that the subdivision regulations cite the road acceptance policy and that those policies should be followed and requirements for the Planning Board in terms of Site Plans. He continued by stating that the process of road acceptance is regulated by the Selectmen. The Board suggested reviewing both policies with the Selectboard.

R. Starodoj suggested designating Private ways and posting signage for them and discussed the expectation property owners should have if they choose to purchase property on one. N. Talbot discussed the cases where homeowners purchased property in a subdivision believing it would be completed.

The board discussed items in subdivisions that need yearly inspections and the difficulties ensuring such inspections are completed.

The Board discussed the possibility of choosing a number of buildable lots to retain if they were to agree to a covenant and discussed whether that number should be a ratio or percentage based

on the intended number of lots. The board decided a ratio lots would be retained, and the language was altered.

2.4.9

R. Starodoj proposed altering the verbiage ‘so that it shall cause to be completed the necessary improvements...’ C. DiMarzio suggested adding that at least the first phase must be completed within the 5-year window and any phases after that would require a new endorsement from the Planning Board and be subject to amendments, revisions, and increase in securities.

K. Crosby suggested the removal of the line where it mentions rescinding the plan. R. Starodoj suggested leaving it in in order to give future boards or even town council the option. N. Talbot suggested altering the verbiage.

The board left off at section 2.4.10

▪ **Town Planner Update**

The downtown Improvement Committee will be meeting with representatives from Sign-a-Rama on Monday 11/21/22 to determine a location for the sign. The sign is currently being manufactured and should be arriving within the next 4-weeks.

The Town will be submitting a “Request for Qualifications” for the Mary Lane Hospital Adaptive Reuse and Feasibility Study next week

- The study will be funded from the One Stop for Community Growth Program, through the Department of Housing and Community Development (DHCD).
- Proposals will be due by December 15th at 2pm.

A study will be performed to see what the hospital building could be used for and will include potential demolition of the site.

The town has several possible uses in mind and the consultant who is hired will be required to do public outreach.

N. Talbot inquired about the study. R. Watchilla responded that the town can weigh in about the demolition of the building and if another use for the buildings could be found they (Bay State) would cooperate with the town.

The board discussed when the various hospital buildings were constructed and the potential importance of not demolishing them.

Motion made by N.Talbot to adjourn the meeting at 8:40pm. Seconded by K. Crosby. No additional discussion.

R. Starodoj Aye
N. Talbot Aye
C. DiMarzio Aye
E. Murphy Aye
K. Crosby Aye

All in favor. Approved 5/0/0.

NEXT PLANNING BOARD MEETING DATE:

Thursday, December 1st, at 7:00pm.

Minutes from Thursday, November 17th, 2022.

Respectfully submitted by,

Kristen Jacobsen
Administrative Assistant
Planning & Community Development

| | |
|-----------------------------|--------------------|
| Minutes Approved on: | <u>12/1/22</u> |
| Starodoj | <u>[Signature]</u> |
| Murphy | <u>[Signature]</u> |
| Talbot | <u>[Signature]</u> |
| Crosby | <u>[Signature]</u> |
| DiMarzio | _____ |