



# 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, December 1<sup>st</sup>, 2022 @ 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 November 17<sup>th</sup>, 2022
    - **ANR-2022-12 (252 Belchertown Road)**
      - *Board will vote to decided that their approval is not required under the Subdivision Control Law*
  - **Public Hearings**
    - **7:05pm SP-2022-10 (219 Babcock Tavern Road: Bond Construction Corporation)**
      - 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. Zone Rural Residential (RR).
  - **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**
    - *Any items that the Chairman did not anticipate adding before the creation of this agenda.*
  - **Town Planner Update**

The next Planning Board meeting will be held December 15<sup>th</sup>, 2022.

