



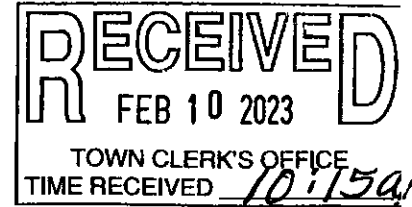
# TOWN OF WARE

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, February 16<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 February 16<sup>th</sup>, 2023
  - Public Hearings
    - 7:05pm: SP-2023-01 (Frederick T. Smith III)
      - Applicant is requesting a one year extension on an existing earth removal special permit at Greenwich Road. Deeded in the Hampshire County Registry of Deeds, Book 10396, Page 108. Assessor's Parcel 35-0-12. Zoned: Rural Residential (RR).
    - 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).
      - Public hearing portion of this Special Permit is closed. The Board will address conditions and make their decision.
  - 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 40-45]
  - New Business
    - Any matters not originally anticipated by the Chair prior to the meeting.
  - Town Planner Update

The next Planning Board meeting will be held March 2<sup>nd</sup>, 2023.