



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
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Planning Board

Meeting Minutes from
Thursday, February 18, 2021
Select Board Room, Town Hall

Planning Board Members Present: Rick Starodaj, Josh Kusnierz, Ken Crosby, Ed Murphy III (Remote), Joe Knight (Remote)

Staff Present: Rebekah Cornell, PCD Director

Public in Attendance: Fred T. Smith

PLEDGE OF ALLEGIANCE

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

ADMINISTRATIVE

- Approval of Minutes from February 4, 2021

Motion by J. Kusnierz to postpone approval of minutes until the next meeting. Seconded by K. Crosby. All in favor. Approved 5-0

- ANR – Highland Street – Trevor Foley. Applicant is requesting endorsement of plan dividing 6 Highland Street into two building lots.

Motion by J. Kusnierz to approve the ANR on Highland St and have the Director endorse the plan on behalf of the Board. Seconded by K. Crosby. All in favor. Approved 5-0

PUBLIC HEARING

- **Greenwich Road – FT Smith Trucking & Excavating.** The application of Frederick T. Smith III, for a Special Permit annual renewal of approved earth removal operation SP-2008-04.

J. Kusnierz read the legal notice into the record. F. Smith is seeking a 12 month extension for his earth renewal permit. After the proposed solar project delaying his work, he is hoping to get started on the earth removal this year. The delay of work by the engineers and solar developer has delayed his project. He plans to start removing material this year no matter the status of the solar project application. There are no changes proposed to the approved plan. The approval includes crushing on site.

There were no questions, comments, or concerns from the Board. There were no members of the public present to comment.

Motion by J. Kusnierz to approved the Special Permit extension of SP-2008-04 with all the conditions as extension request 2020-07. Seconded by E. Murphy.

Roll Call Vote:

R. Starodoj	Aye
J. Kusnierz	Aye
E. Murphy	Aye
J. Knight	Aye
J. Muche	Aye
K. Crosby	Aye

All in favor. Approved 5-0

OLD/NEW BUSINESS

- Old Belchertown Road – Route 32 Three Mile Bridge MassDOT Project

Chairman distributed a draft letter to the Board that summarized comments that Board has discussed over the last two meetings. He read the letter into the record and the Board discussed. The Board felt the letter addressed their concerns with the project.

Motion by J. Kusnierz to submit the comments to MassDOT. Seconded by E. Murphy. All in favor. Approved 5-0

- Right of First Refusal – Shady Path – Martowski

In November, the Board voted to endorse an ANR plan submitted by Pete Martowski. He purchased a piece of his uncle's neighboring land to allow for proper setbacks to build an addition on his house by-right. That portion of land to be transferred is in Chapterland and must come to the Planning Board for a right of first refusal. The Director recommended the Board

pass on the right of first refusal and waive the Town's right act. The small piece of land has no value to the town as is.

Motion by E. Murphy to waive the right of first refusal. Seconded by J. Knight. All in favor. Approved 5-0

TOWN PLANNER UPDATE

- Plans for the Main Street pedestrian scale streetlights are moving forward, including additional lighting funded by CDBG.
- The Community Development Authority is proposing a Façade Improvement Program with the FY21 CDBG application. All businesses within the S&B area will be eligible for up to \$10,000 of façade improvements. Contact PCD for more information. Design guidelines and program parameters are in the works.
- Demolition of 13&15 Parker Street with CDBG funds is moving forward. Demolition should occur by the end of March.
- The Town is in the process of becoming an Age Friendly Community. Working groups, surveys, and community engagement will be occurring over the next year in this process.
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Motion by E. Murphy to adjourn the meeting. Seconded by J. Knight. All in favor. Approved 5-0

The next meeting is scheduled for Thursday March 4, 2021 at 7 pm.

Minutes from February 18, 2021

Respectfully submitted by,

Rebekah L. Cornell
Director

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