



# TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

Planning Board

Meeting Minutes from

**Thursday, March 2, 2023**

Selectboard Meeting Room

126 Main Street, Ware MA 01082

## Planning Board Members in Attendance:

Rick Starodoj	Chair
Ed Murphy	Vice Chair
Ken Crosby	Remote
Nancy Talbot	
Chris DiMarzio	
Elizabeth Hancock	Alternate

## Staff Members in Attendance:

Rob Watchilla	PCD Department Director
Kristen Jacobsen	PCD Dept. Admin. Assistant

## Members of the Public in Attendance:

## PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:03pm and led the Pledge of Allegiance.

## ADMINISTRATIVE

### Approval of Minutes from February 16, 2023

**Motion** by N. Talbot to approve the February 16, 2023, meeting minutes as submitted. **Seconded** by E. Murphy.

**Discussion:** E. Hancock recused herself and suggested the minutes be corrected. E. Hancock sighted the document listed 8 federal holidays instead of 9. The board agreed to the correction.

**Motion** by N. Talbot to approve the minutes with the correction of 9 federal holidays instead of 8. **Seconded** by E. Murphy. **Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye

E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

R. Watchilla presented a letter sent by B’Leaf Wellness. The letter requested the lifting of the condition (5) which states they require a parking attendant. R. Watchilla suggested inviting B’Leaf to the next Planning Board meeting. The board agreed.

R. Watchilla presented a letter regarding the rescission of the Strawberry Fields/ Penny Lane subdivision which contained language necessary for the recording. R. Starodoj read the letter. K. Crosby questioned if the existing built lots would be affected. R. Starodoj explained that they would not be affected.

**Motion** by C. DiMarzio to sign the letter. **Seconded** by E. Murphy. **Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

**NEW BUSINESS**

Discussion with Health Department on Alternative Housing and the New Housing Code Update.

R. Watchilla explained that the Health Inspector was unable to attend this meeting.

**Motion** by E. Murphy to postpone the conversation until the meeting on March 16, 2023. **Seconded** by N. Talbot.

**Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

**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]

R. Watchilla began reading the proposed Subdivision Regulations at page 40.

Page 41 second paragraph: 'municipality' changed to 'Town of Ware.'

Page 41 second paragraph. N. Talbot questioned the time period for submission. R. Starodoj suggested 60-days.

K. Crosby and the board discussed possible measures to be taken to avoid issues with road acceptance. R. Watchilla and C. DiMarzio spoke explaining that there is language in place in the regulations. C. DiMarzio responded by saying that the only way to completely avoid the situation is to have the road completely built out before any lots are released. The board and K. Crosby discussed how regulations could affect town growth. The board discussed methods to ensure developers complete their projects.

## TOWN PLANNER UPDATE

*E. Murphy exited the meeting*

The Open Space and Recreation Plan Sub-Committee had its first meeting this past Monday (February 27, 2023)

- This committee is anticipated to meet three more times before the OSRP is completed.
- The meeting was productive, and the group discussed background information from the 2016 plan and what to expect over the next couple of months.

The Selectboard voted last Tuesday (Feb 21, 2023) to approve the FY22 & FY23 CDBG Application for the Town's of Ware and Hardwick

- This application will fund an infrastructure project in Hardwick
- Housing rehab units and aging in place projects
- Social Service Programs
  - Literacy Project
  - Senior Center Lunch and Lock Box Programs
  - Senior Outreach Program (QV CDC)
  - Buy Ware Now FTHB Program
  - Ware Domestic Violence Taskforce

**Motion** made by N. Talbot to **ADJOURN at 8:25pm. Seconded** by C. DiMarzio **Discussion:** none

R. Starodoj	Aye
N. Talbot	Aye
E. Murphy	Absent
K. Crosby	Aye
C. DiMarzio	Aye
<b>Four in favor. One Absent. Approved 4/0/1.</b>	



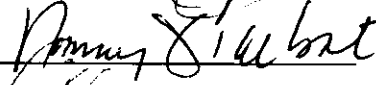
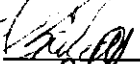

**NEXT PLANNING BOARD MEETING DATE:**

**Thursday, March 16, 2023 at 7:00pm.**

Minutes from Thursday, March 2, 2023.

Respectfully submitted by,

Kristen Jacobsen  
Administrative Assistant  
Planning & Community Development

Minutes Approved on:	<u>3/16/23</u>
Starodoj	<u></u>
Murphy	<u></u>
Talbot	<u></u>
Crosby	<u></u>
DiMarzio	<u></u>