



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 186 / f. 413.967.9642

Planning Board

Meeting Minutes from
Thursday, March 4, 2021
Select Board Room, Town Hall

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

Staff Present: Rebekah Cornell, PCD Director

Public in Attendance: None

PLEDGE OF ALLEGIANCE

Chairman R. Starodoj 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 and February 18, 2021

Motion by J. Kusnierz to approve the minutes of February 4th and February 18th. Seconded by J Knight. All in favor. Approved 5-0

SUBDIVISION REGULATIONS DISCUSSION

Design Guidelines. Continued discussion of updating Subdivision Rules & Regulations (1989). The Director presented the Board with the chapter on Design Guidelines from the Subdivision Model Bylaws created by Pioneer Valley Planning Commission and the current Design Guidelines in place. The DPW will be involved in these revisions as they progress.

Comments and discussion topics:

- Standard references should be used throughout the new document and with the most appropriate language.
- Topic of steepness of slope was raised – the Board will review Chapter 4, Plan Requirements, to next review these specifics.
- Dead-end limitation is currently 500'. In Rural Residential district, frontage requirements would allow for only 4-6 lots to be created. If this was to be extended longer than 500' it would be beneficial to the developer's profits.

- Discussion of width of right-of-way and width of roads touched on space needed for swales, sidewalks and snow plowing.
- The Town has a rural character in the majority of space available for subdivisions would most likely be in the Rural Residential area. Conservation and limit of subdivisions could help preserve wooded land.
- A conversation should be had with the Conservation Commission to determine any wetland protection language that should be included.
- Question of why there are so many subdivisions in town. It seemed to start in the crash of 2008. Currently the cost of construction materials is very high.
- Inspections should be outlined. Reviewing agent should be brought out regularly during construction and photographs of construction should be added to the file. Drone footage was also discussed.
- Utility connections – water, sewer, and electric all should be reviewed. The Director will contact the water department to bring the process of water utility connections into the discussion. Include clear language on who the water lines belong to and where ownership might change between property owner and Town.
- Bonds for road construction should be minimally 1.25 times the cost of construction to protect the Town. Bonds should be calculated on project specification.
- Encourage Low Impact Development (LID) techniques for swales and minimize sidewalks unless necessary and creating connections.
- The size of the cul-de-sac should be based on the Town's largest fire truck
- Pervious paving was discussed and the maintenance involved in upkeep
- Bridgewater, MA has a tree bond for subdivisions to keep trees alive for five years.
- If phased development is allowed, there are many possible problems with property lines, sewer, water, etc.

Next discussion will conclude with these topics and move into submission requirements and plan requirements.

NEW/OLD BUSINESSES

There was no site visit to the Gagliarducci earth removal operation due to weather and snow.

TOWN PLANNER UPDATE

- The Community Development Authority is moving forward with proposing a Façade Improvement Program for FY21 CDBG application for the downtown area.
- Quotes for the rail trail at Gibbs Crossing are due March 17th.

Motion by J. Knight to adjourn the meeting. Seconded by K. Crosby. All in favor. Approved 5-0

The next meeting is scheduled for Thursday March 18, 2021 at 7 pm.

Minutes from March 4, 2021

Respectfully submitted by,

Rebekah L. Cornell
Director

Minutes Approved on: _____

Starodoj _____

Kusnierz _____

Knight _____

Murphy _____

Crosby _____