



TOWN OF WARE

Planning & Community Development
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Planning Board

Meeting Minutes from
Thursday, April 1, 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, Director
Anna Marques, Building Inspector

Public in Attendance: Terrance Smith, Jerry Gagliarducci, Gevork Anderyassian (Remote)

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 March 18th.

Motion by J. Kusnierz to approve the minutes of March 15th. Seconded by K. Crosby. All in favor. Approved 5-0.

- Right of First Refusal at 150 Old Gilbertville Road.
 - Three parcels of land at 150 Old Gilbertville Road abuts land owned by the East Quabbin Land Trust with a single-family home located in one of the parcels.
 - In order to build any more structures on the parcels, road improvements would need to be required.
 - R. Cornell suggests that it is not in the best interest of the Town to pursue purchasing the land and recommends that the board votes on waiving the right of first refusal. She noted the land did abut property owned by East Quabbin Land Trust.
 - The Board noted that there is a structure currently in the way of the existing road shown on the plan.

Motion by J. Kusnierz to waive the Right of First Refusal at 150 Old Gilbertville Road. Seconded by Ken Crosby. All in favor. Approved 5-0.

PUBLIC HEARINGS

- **Gevork Anderyassian for a Special Permit (SP-2021-01).** Applicant is requesting approval for a home occupation to use an existing barn and garage as a creative workshop for an internet-based business at 111 East Street. Location is parcel 24-0-32.

G. Anderyassian is planning on running an internet-based fabric design business out of an empty barn and his garage. He hopes to eventually grow the business and hire some employees. The garage and barn do not have current restroom hookups. The property lies within the Highway Commercial (HC) zoning area.

R. Starodoj recommends adding restroom hookups to the garage since it is close to the Town sewer lines, however, they are not required for this special permit. But may be a requirement in other municipal codes.

G. Anderyassian mentioned that he intends on occasionally having customers come to the premises but that this would rare. It would not be a retail interaction but more of consultation. R. Starodoj suggested that the special permit conditions should be slightly amended to allow for some customers to come onto the premises for an occasional consultation. This is seen with other internet-based businesses in Town such as internet car sales.

R. Starodoj mentioned that any new owner of the property should be given the chance to renew the special permit within three months after purchasing. Failing to do so could result in the special permit dissolving.

A. Marques stated that the property does not reside in a mixed-use zone. Accessory uses for owner-occupied businesses are allowed in the HC zone and up to two non-residents can be employed in the business.

K. Crosby was concerned about how G. Anderyassian is not currently residing in the dwelling unit at the location he wishes to conduct his business. Per the Zoning Bylaws, the owner of a business must reside on the property where a home occupation is located. K. Crosby believes that the current language in the zoning bylaws could set a bad precedent if SP-2021-01 is approved.

G. Anderyassian asked the board to continue the discussion of SP-2021-01 during the next planning board meeting (April 15, 2021).

Motion by J. Kusnierz to continue discussion of SP-2021-01 at the next planning board meeting (April 15, 2021) at 7:30 PM. Seconded by K. Crosby. All in favor. Approved 5-0.

- **Greenwich Road Realty, LLC**, for an extension of Special Permit (SP-2021-02) for the approval of an earth removal operation (SP-2019-01). Location is parcel 35-12-1.

T. Reidy of Bacon Wilson was speaking on behalf of the applicant (J. Gagliarducci) for the extension of a special permit for earth removal for one additional year.

R. Starodoj mentioned that the site visit on March 27th, 2021, went well and there were no issues. The operation has another 20 feet to go down before completion and substantial progress has been made since the previous year.

Motion by J. Knight to approve the extension of Special Permit (SP-2021-02) for the approval of an earth removal operation (SP-2019-01). Seconded by J. Kusnierz.

Roll Call Vote:

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

All in favor. Approved 5-0.

NEW/OLD BUSINESSES

- Subdivision Rules & Regulations (Continued) Discussion

Continued discussion needs to be established with the water department in terms of special permit hydrant connections and equipment. The Department of Public Works (DPW) would need to weigh in their input about streetlighting in terms of conduits. The Fire Department would need to specify the requirements for cisterns, hydrants, and access to retention/detention basins.

R. Starodoj commented to the rest of the board that subdivision regulations do not go to Town Meeting to be approved and are finalized by the Planning Board per regulations.

All of the regulations discussed must meet town and state regulations. R. Cornell will touch base with the water department, DPW, and fire department regarding the regulations of the Subdivision Rules & Regulations.

TOWN PLANNER UPDATE

- Local Rapid Response Plan (LRRP) grant is a joint effort with the state. Main focus areas are the West Street Corridor and Main Street. R. Watchilla and R. Cornell have reached

out to about 25 businesses regarding the LRRP online survey. 12-20 other businesses have not been reached out to yet and the survey has produced 17 results. The state is looking for a 20% success rate and Ware is on track for that.

- Mary Lotuff-Feeny reached out to R. Cornell about renewing an extension on a special permit for the cannabis cultivation operation. Building permits are expected to be filed in the next month. Their special permit would expire in June if work is not commenced.
- The Ware Recovery Center has moved to 6 South Street. The center will be open by appointment, and hopes to be involved with community engagement activities post-covid.
- Big project of the week was getting expressions of interest in Community One Stop for Growth. Connected with several local businesses including 82 Main Street. Several expressions of interest have been submitted by private property owners, the Town submits as well, and the final applications are due in June.
- Demolition of 13 Parker Street is moving forward. Contracts are being finalized.
- Travel and Tourism Recovery Grant followed through awarding the Town \$12,000. This would be used to improve the banners of the streetlights on Main Street and a marketing program.

Motion by J. Kusnierz to adjourn the meeting. Seconded by E. Murphy. All in favor. Approved 5-0

The next meeting is scheduled for Thursday April 15, 2021 at 7 pm.

Minutes from April 1, 2021

Respectfully submitted by,

Robert Watchilla,
Department Assistant

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