



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

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## Planning Board

Meeting Minutes from

**Wednesday, June 26, 2019**

Select Board Room, Town Hall

**Planning Board Members Present:**

Rick Starodoj (Chair), Joe Knight, Edward Murphy,  
Jennifer Muche (Alternate),

**Planning Board Members Absent:**

Josh Kusnierz and Fred Urban

**Also Present:**

Town Representatives: Rebekah DeCoursey,  
Director of Planning & Community Development  
and Nicole Croteau, Assistant to the Director

Public: Jaime Muche, Andrew Choquette

Chairman R. Starodoj called the meeting to order at 7:00 pm and the Board said the Pledge of Allegiance.

### Administration

- Meeting Minutes – Reviewed minutes from June 5 and 13, 2019 – postponed approval until next meeting.
- Public Hearing (continued) – Special Permit and Site Plan Approval. Ecos Energy, LLC for a Special Permit (SP-2018-04) and Site Plan Review (SPR-2018-06) for a large ground-mounted solar energy facility. The project is proposed on the property located on Monson Turnpike Road, also known as Yorkshire Estates and approved subdivision.

*At request of applicant, this Public Hearing will be postponed until July 17, 2019 at 7:05 pm.*

**Motion** E. Murphy made a motion to approve continuation until July 17, 2019 as requested. J. Knight second, No discussion. Favor 4-0.

### Discussion

- Zoning Bylaw Amendments Regarding Solar

R. DeCoursey asked the Board what direction they would like to proceed with regarding solar relating to concerns, general comments and development standards. There was general discussion about making bylaws friendly for those wanting to install in such areas, such as: schools, shopping plazas, and parking lot canopies.

E. Murphy stated he has concerns about the property setbacks for installation. Currently Ware is 100' from property lines while some towns are 300'.

J. Mucho expressed the idea of placing a maximum MW or land percentage use for the Town of Ware.

General discussion was referring to other established ground mounted solar arrays and water runoff / drainage / landslide issues and how to address these concerns.

R. Starodoj stated the Town should have bonds and insurances from the Applicant/Developer to address those drainage issues. He also suggested in creating a "form" for the landowner to authorize allowing the Applicant/Developer to submit such applications on their behalf for these developments. The Board generally agreed.

R. DeCoursey stated that abutting towns require a cash dollar amount per megawatt to act as a bond for solar projects. The Board generally agreed to explore this possibility.

R. DeCoursey stated that in August she would like to have a more formal meeting regarding solar and to invite the community for their suggestions. R. Starodoj would rather keep Solar Bylaws under the Planning Board jurisdiction verse its own committee. R. DeCoursey will compile examples of other Towns solar bylaws before an August meeting and notify specific parties that have expressed interest in being included.

### New/Old Business



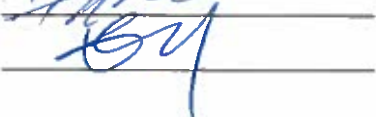
- Kansaki Paper regarding noise complaints. R. DeCoursey reviewed the file to verify if noise (alarms and trucks) had time constraints. Nothing was finalized in the Decision, although there could possibly be minutes stating those concerns. Kansaki Company, in response to a complaint to the Health Dept., submitted a letter with photographs showing there are signs installed throughout the property regarding the idling law in MA and the law must be obeyed or Kansaki will ask them to leave.
- Food Trucks. R. DeCoursey asked the Board if there are any zoning concerns on operating food trucks along Main Street or in general.

- **Fences and Signs.** A. Choquette expressed that citizens have made complaints about the trees within the sight distances of oncoming traffic visually impairing their judgement to exit a plaza driveway. Board had discussion about bylaws for plantings along sidewalks and right-of-way for landscaping setbacks requirements.

**Adjourn** - Motion by E. Murphy to adjourn at 7:37 p.m., second J. Knight. Unanimous.

Next meeting is July 17<sup>th</sup>, 2019 at 7:00pm.

Minutes from June 26, 2019  
Respectfully submitted by Nicole Croteau

Minutes Approved on:	7/17/19
Starodoj	
Kusnierz	
Urban	
Murphy	
Knight	
Muche	