



Early settlers of Ware dammed Beaver Brook and built a mill in this area. By the late 1800s the lake was overgrown, but a group of Ware businessmen decided to clean the area and build a new dam, creating Beaver Lake as we know it today. The lake is approximately 152 acres.

The group of businessmen formed the Ware Rod & Gun Club and built a handsome clubhouse on the lakeshore. By 2012 the lake was surrounded with over 300 small parcels, mostly occupied by single family residences.

Need more information?

Please call or stop by the  
Planning & Community Development Department  
during normal business hours.

We are here to provide information and to assist you  
with your permitting process.

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Phil Hamel

David Skoczylas, Alt.

George Staiti, Alt.

#### Planning & Community Development

413.967.9648 ext. 120

Rob Watchilla  
Director of PCD Dept.  
[rwatchilla@townofware.com](mailto:rwatchilla@townofware.com)

Kristen Jacobsen  
PCD Dept. Admin. Assistant  
[kjacobsen@townofware.com](mailto:kjacobsen@townofware.com)

Planning & Community Development  
126 Main Street, Ware, MA 01082  
[www.townofware.com](http://www.townofware.com)

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Zoning Bylaws  
At a Glance

Beaver Lake

*Beaver Lake Residential  
BLR*

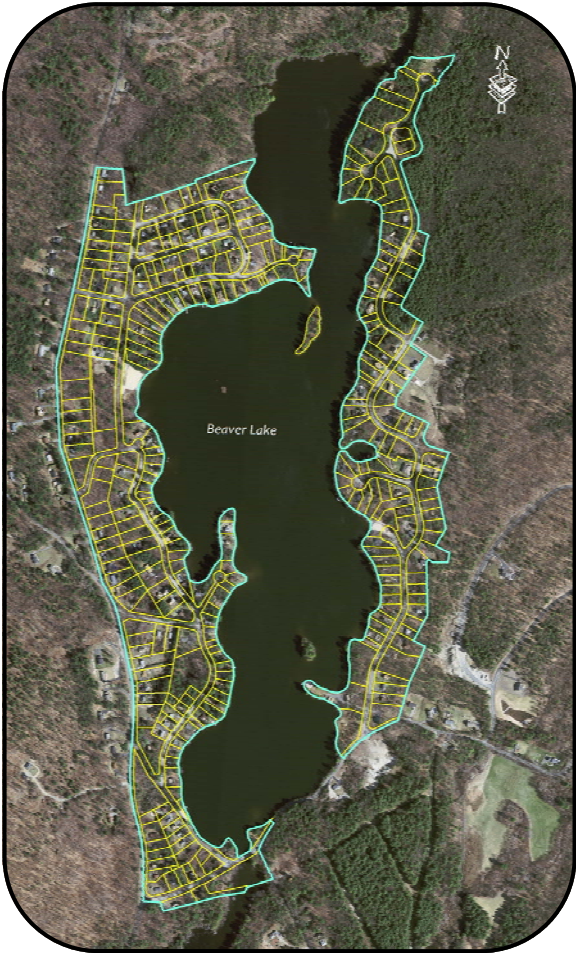




Most parcels in this area were created long before the Town adopted zoning. In 1987, when the first zoning districts were established, the Beaver Lake area was included in the Rural Residential 1 district. Minimum lot sizes in this district were 60,000 square feet (or less if municipal water or sewer was used — which was irrelevant since neither is currently available in this area).

The average lot size surrounding Beaver Lake is only 17,000 square feet. They range in size from 1,500 s.f. to 39,500 s.f.

Based upon lot size, the adoption of the 1987 zoning automatically created pre-existing legal nonconforming lots and most did not comply with the setback requirements.



The 2012 zoning update, considered the ramifications of having nonconforming lots. We created a new district addressing the current conditions around the lake, thereby reducing the number of nonconforming lots in the area.

The revised lot size for the BLR district (see table to the right) resulted in over 75% of

the lots moving into compliance. The frontage was reduced to 75 feet, with which most parcels also comply. Side and rear setbacks were reduced to 20 feet, while the front setback remains at 30 feet since most homes comply with that standard.

The reduced dimensional requirements placed at least half of the homes and lots within this district in compliance with the zoning bylaw. This is significant to homeowners who wish to build an addition onto their home, and it could possibly help with obtaining financing for purchasing a home.



Principal uses allowed in the BLR district differ from those allowed in the surrounding Rural Residential (RR) district. Lots in the RR district are generally much larger, making substantively lower impacts on abutters than in neighborhoods around Beaver Lake. Fewer uses are allowed in the BLR district in order to maintain the strong residential character of the area.



Dimensional Regulations for Beaver Lake Residential	
Minimum lot area (for SFH)	12,000 s. f.
Frontage	75 feet
Front setback	30 feet
Side & Rear setbacks	20 feet