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August 17, 2021

Nancy J. Talbot, Town Clerk
Town of Ware
126 Main Street
Ware, MA 01082

**Re: Ware Special Town Meeting of March 27, 2021 – Case # 10113
Warrant Article # 8 (Zoning)**

Dear Ms. Talbot:

Article 8 - We approve Article 8 from the March 27, 2021 Ware Special Town Meeting.¹

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were approved by the Town Meeting, unless a later effective date is prescribed in the by-law.

Very truly yours,

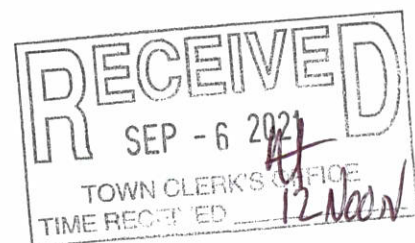
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Nicole B. Caprioli

By: Nicole B. Caprioli
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cc: Town Counsel David A. Wojcik

¹ The posted Warrant called for Town Meeting to be held on November 30, 2020. However, in accordance with G.L. c. 39, § 10A (as amended by Chapter 53 of the Acts of 2020), Town Meeting was postponed several times (to: December 30, 2020; January 30, 2021, March 1, 2021 and March 27, 2021). Town Meeting was held on March 27, 2021.





TOWN OF WARE, MASSACHUSETTS
OFFICE OF THE TOWN CLERK

126 MAIN STREET, STE. F, WARE, MASSACHUSETTS 01082

NANCY J. TALBOT
TOWN CLERK

CERTIFIED COPY OF VOTE

At a duly posted meeting of the qualified voters of the Town of Ware, held on March 27, 2021 action as follows was taken under:

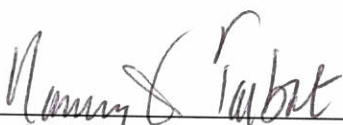
Proposed new additions to Article 2. – Definitions:

1. **Freight & Trucking Terminal:** a building or area in which product, material, or freight is brought by any means of conveyance for the short-term storage not to exceed 30 days and shipping of finished goods used in commerce or industry, whether such storage and processing be in an enclosed facility or not (this does not include Auto Salvage or raw earthen material).
2. **Campground:** an area or tract of land on which accommodations for temporary occupancy (not to exceed 90 days) for transient recreation or vacation purposes are located or may be placed including cabins, tents, major recreational equipment or other types of movable or temporary shelter, which is primarily used for commercial recreational purposes and retains an open air or natural character.
3. **Estate Lot:** a lot created with less than the required frontage in exchange for increased square footage for the purpose of construction of a single-family dwelling and/or preservation of open space as described in Section 5.2.10.
4. **Town Line:** the Town of Ware boundary line shall be considered a property line. In the event the town line dissects a tract of land all setbacks appropriate to the side, rear, or front setback of the Dimensional Requirements of the Dimensional Requirements of The Zoning ByLaw shall apply.

Proposed change to Article 2 – Definitions

5. **Structure:** Any construction or assemblage or materials with a fixed location, including a building, platform, tower, pole, sign, **fence**, wall, dam, swimming pool, or any part of the above and requiring piling, footings, or a foundation for support.

***As allowed by the Town of Ware STM – 11/14/2016, Article 2 and MGL Chapter 39, §15. Attorney General Approved on January 24, 2017.**

A true copy attest 
Nancy J. Talbot – Town Clerk of Ware, MA

May 20, 2021