

12/02/20

**Town Planning Board  
Ware, Massachusetts 01082  
Change of Use Narrative for 33 East Main Street**

To the town of Ware,

The current parcel at 33 East Main Street maintains a two-story commercial use once housing a bank with offices and a conference room upstairs. The building has since been subdivided into several small commercial tenant spaces designated the "Ryder Professional Building". Presently, only one of these tenant spaces is occupied. The building is now being considered for a renovation that would introduce a single use group classification of residential use and eliminate the commercial use entirely from the building. Thus, requiring a Minor Site Plan Review under Requirement 5, Section 7.4.2A of the Ware Zoning Bylaw.

Proposed Residential Use :

The new residential building would house a total of 8 residential studio units, with 4 units on the first floor, 4 units on the second floor, and a mechanical space in the basement that is not accessible to the residents. Each studio unit will house a small kitchenette, and a private bathroom. Currently, there is only one stair to the second floor, granting only one means of egress from that level. The renovation proposes a second stair that will have a separate exit access and exit discharge onto Church Street, providing the second floor with a second means of egress.

Fire Prevention and Suppression :

The building is conjoined to the adjacent building at 29 East Main Street but is separated with a masonry "firewall" running un-interrupted from the basement to the roof. The renovation will not interrupt this wall, leaving the current assembly in excess of the required 2 HR rating. The change of use group triggers a full Sprinkler System conforming to NFPA 13, which will be installed throughout the Basement, First Floor, and Second Floor spaces.

Building Façade :

33 East Main Street is located within the "Ware Millyard Historic District" that imposes restrictions on alterations to the "street façade". The renovation will be limited to quality-of-life requirements for residential use including the installation of three-unit operable windows to replace the fixed mullied units that are otherwise not original to the building. Exterior lighting will also be installed adjacent to all exits.

Owner Provisions and Logistics :

As it currently stands, the owner will not be providing onsite parking due to the lack of space on the property and on the street. The owner plans to contact adjacent properties that contain surplus parking or utilize the town public parking lot for the building resident's use. Trash collection will be housed within the building until pickup to avoid the use of an outside dumpster where little space exists.

Sincerely,



Lawrence Tuttle, AIA, NCARB

