

TOWN OF WARE

Planning & Community Development

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Zoning Board of Appeals

Meeting Minutes from
Wednesday, July 24, 2019

Board of Selectmen's Meeting Room, 126 Main Street, Ware, MA 01082

Board members present:

Chairman Lew Iadarola, Chuck Dowd, Phil Hamel, Jodi Chartier, George Statti (Alternate), and Dave Skoczylas, (Alternate)

Board members absent:

Greg Eaton

Staff present:

Rebekah DeCourcy, Director of Planning & Community Development, Nicole Croteau, Assistant to the Director, Anna Marques, Building Inspector, and Stuart Beckley, Town Manager

Chairman Iadarola called the meeting to order at 7:03 p.m.; Pledge of Allegiance was said.

1. Administrative
 - a. Approval of Minutes of November 28, 2018 – Reviewed minutes and approve as written. Motion made by G. Statti, second by D. Skoczylas, All in Favor, Voted 5-0-1, J. Chartier abstained.
 2. Begin Discussion of Zoning Bylaw Revisions, including but not limited to:
 - a. Solar Bylaw – General discussion about creating solar bylaws was discussed. The following were bullet points made:
 - i. Create a definition for "agricultural" in bylaws.
 - ii. Should there be protected farmland area
 - iii. Construction within the Historical District and items relating to: stonewalls, historical foundations/cellar wall, etc.
 - iv. Wildlife
 - v. Slope – limiting it to 10-25%

rather than permanent. Will discuss with Board of Health.

within a certain setback of roadways, permits needed, temporary usage

i. Are there restrictions on food trucks such as: location in town (zoning),

d. Food Trucks

apply.

opinion Murals just can't be painted on walls. Sign regulations would

sign that just adds a directional arrow. Chairman also indicated in his

signs. Chairman indicated that directional signs are exempt. Not any

Murals – should building paintings with direction considered murals or

enforce sign bylaws and who should enforce violations?

i. A. Marques said the application for sign permits takes 5-pages. How to

c. Signs

complaint than this should be dealt with individually.

be costly for the Town and people to adhere to. If this is to correct one

intersecting streets could not comply currently and the setback would

presented would be impractical to retroactively enforce since most

indicated that the Town of Dennis 15-foot setback that R. DeCourcey

regulate or just have a visibly triangle in Town Bylaws. Mr. Chairman

also apply to plantings, stone walls, signs, etc, possibly create a permit to

intersection. A. Marques suggested this construction set back should

setback restriction in order not to obscure sight distances at such

taking into concerns of safety. Suggested there should be construction

i. R. DeCourcey stated fences being constructed on corner lots are not

b. Fences

ix. Sprinkler system over a certain megawatt system for batteries

construction

xiiii. Well water testing for a base line for neighboring properties before

xii. Clear cutting needing a forest cutting plan

future to discuss questions and concerns from the ZBA Members.

xi. Having a representative from National Grid attending a meeting in the

x. Raising the application fee only for ground mounted solar array(s)

provider) before submittal to PB for decision

ix. Needing prior approval from State and/or National Grid (electrical

decommissioning fees. Cash bonds deter development.

viii. Cash Bonds / Decommissioning Fees – Bonds turning into

on the preservation of Open Space

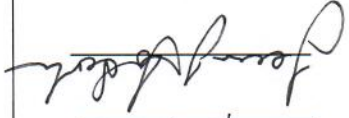

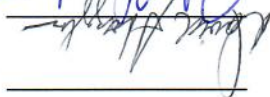



with open space considerations" and suggested revisions focus

1. Chairman Iadarola read a self-written note entitled "Pass bylaw

vii. Consider Open Space Development

town wide

vi. Limit the number of: acres cleared, acres developed, maximum MW

	L. Iadarola
	P. Hamel
	G. Statti
	G. Eaton
	D. Skoczylas
	J. Chartier

Minutes Approved on: 9/25/19

Minutes from July 24, 2019
 Respectfully submitted by,
 Nicole Croteau
 Assistant to the Director

Adjourn:
 G. Statti made a motion to adjourn. Second by Chairman. All in Favor. Adjourned at 8:35 pm.
 Next meeting is August 26, 2019

3. New / Old Business
 - a. A. Marques asked the Board if a definition of a "campground" could be added to the Zoning Bylaw Definitions list as well as a certain location (zone) can campgrounds be in. G. Statti referenced 4.5.2 and 4.7.1 of Zoning Bylaws.
 - b. R. DeCourcy stated issues regarding 17 River Road have been requested to be on the next meeting agenda.
 - c. Chairman welcomed and congratulated J. Chartier to serving on the ZBA Board.