



Board of Selectmen

**Ware Town Hall, Meeting Room, 126 Main Street
Regular Meeting Notice Agenda – Tuesday, April 2, 2019 at 7:00 p.m.**

Meeting Opened

Opening Remarks, Announcements, and Agenda review by Chair

Consent Agenda

- **Special Event Application: Trinity Episcopal Church – Extreme Tour, July 31, 2019**

Scheduled Appearances

- **7:10 p.m., Pole Petition by National Grid: Bumpy Hill Road (27642166)**
- **7:12 p.m., Pole Petition by National Grid and Verizon: River Road (27642166-1)**
- **7:14 p.m., Pole Petition by National Grid and Verizon: Bumpy Hill Road (27642166-2)**
- **7:16 p.m., Pole Petition by National Grid and Verizon: Belchertown Road (27642166-3)**

Old Business

- **Review Draft of Amended Town Snow Policy**
- **Town Manager Goals Review**

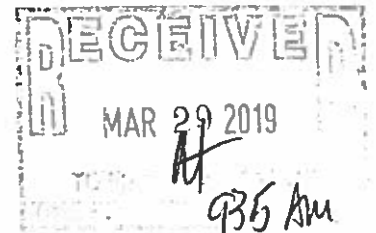
New Business

- **Announce Resignation of Jason Patrissi, and New Open Position on Committee to Recommend Legislative Action Regarding Sex Offender Density**
- **Citizens' Petition for Zoning Use Change, Residential Business (RB) – Forward to Planning Board**

Comments and Concerns of Citizens

Town Manager Report

Adjournment



TOWN OF WARE

SPECIAL EVENT PERMIT APPLICATION
(To be posted or made available at event)

Return to: Board of Selectmen, Town of Ware, 126 Main Street, Ware, MA 01082

APPLICATION PACKET MUST BE RECEIVED NO LATER THAN 30 DAYS PRIOR TO THE EVENT.

Event Name: Extreme Tour Event Producer: Melissa Becker

Primary Contact Information: Trinity Episcopal church

Primary Contact Name: Barbara Newton Fax: _____

Non-Profit Organization / Event: Yes No

Day Phone: _____ Cell Phone: _____

E-mail: _____ Website: trinityware3n7.org

Event Information:

Event Address / Location: Grenville Park Bandshell and Pavilion

Starting Date: 7/31/19 Time: 3:00 PM Ending Date: 7/31/19 Time: 9:00 PM 7/31/2019 WEDNESDAY

Total attendance expected: 200 Rain plan: Same - no electricity or town hall

List any streets to be closed for special event: none

Summary of Event - Please describe the special features of the event within the box below.

[Large empty box for event summary with horizontal lines]

RELEASE/HOLD HARMLESS AGREEMENT (REQUIRED FOR USE OF TOWN PROPERTY ONLY):

I, Barbara Newton, a representative from Trinity Episcopal Church, does hereby acknowledge that in the course of its use of property owned by the Town of Ware, namely Granville Park Bandshell and Pavilion located at Church Street, Ware, Massachusetts, for the purpose described above, and more particularly by virtue of the presence of its agents, servants, employees and invitees, (hereinafter collectively referred to as Extreme Tour), in any manner whatsoever shall operate at its own risk on said property of the Town of Ware.

For and in consideration of the use of Granville Park, Bandshell and Pavilion does for itself and on behalf of its agents, servants, employees and invitees, hereby, jointly and severally, remise, release and forever discharge the Town, its agents, servants and employees (hereinafter collectively referred to as the "Town"), of and from all debts, demands, actions, and any and all claims or demands whatsoever of any kind for damages or injuries to property or person, which may arise by virtue of Music performance use of musical instruments. Trinity Episcopal Church further agrees to defend and indemnify and hold harmless the Town from and against any claims of any nature whatsoever and the cost and expense, including, but not limited to, attorney fees and legal costs arising out of any claim in connection with its use of Bandshell/Pavillion/Electricity. Said indemnification shall not include claims arising from intentional malfeasance by the agents or employees of the Town of Ware.

Signed this 13th day of March, 20 19, on behalf of Trinity Episcopal Church by Barbara Newton, its representative.

X Barbara Newton Date: 3/13/19
Signature of the agent duly authorized by the Special Event Permit applicant to bind it.

**** This application packet (the checklist and the permit application) will be reviewed by each department for sign-offs. Once all sign-offs have been received, this application packet will be placed on an upcoming agenda for final approval by the Board of Selectmen. ****

Review & Submission for Sign -Offs Provided By Departments
Please note - Departments may provide additional comments below their sign-off

Parks & Recreation _____ Date: _____

Health Department _____ Date: _____

Department of Public Works Robert St. Dege-dil Date: 03/18/19

Building Inspections _____ Date: _____

Fire Department _____ Date: _____

Police Department Alan Crow Date: 03-27-19

of Officers (if applicable) 0

March 13, 2019

Town of Ware Parks and Recreation

Attention: John Piechota

Trinity Episcopal Church of Ware is interested in using the Grenville Park Bandshell and Pavillion on Wednesday July 31, 2019 from 3pm to 9pm. Electricity is needed for this period of time and the group said if it rains they will play acoustically.

We will have a gathering for the community to enjoy music free of charge by a nationally known group of musicians that travel to hosting towns by the name of The Extreme Tour. Trinity Episcopal Church is hosting this group and hope to attract approximately 200 people or more to enjoy the experience.

We have also submitted an Event Permit to Mary Midura for the departmental and Board of Selectmen review.

Please confirm the availability of the Grenville Park and Bandshell and Pavillion at your earliest convenience so we are able to move forward with our planning.

Feel free to contact me at

Best Regards,

Barbara Newton

Trinity Episcopal Church

Board of Selectmen: *John E. Carroll, Michael P. Fountain, Keith J. Kruckas, Tracy R. Opalinski, Alan G. Whitney*
Town Manager: *Stuart Beckley*
sbeckley@townofware.com



TOWN OF WARE

Town Hall, 126 Main St., Suite J
Ware, Massachusetts 01082
Tel. 413-967-9648

PUBLIC HEARING NOTICE

The Board of Selectmen will conduct a Public Hearing on **Tuesday, April 2, 2019** at **7:10 p.m.**, in the Selectmen's Meeting Room, 126 Main Street, Ware, MA, to hear Petition by National Grid for Pole and Wire Locations at Bumpy Hill Road (#27642166), Ware, MA. Copies of the petition are available at the office of the Town Manager, 126 Main Street, Ware, MA. **This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).**

All interested parties are invited to attend.

John E. Carroll
Chairman
Board of Selectmen
March 20, 2019

Questions contact – Robert Swift 508-889-1455
PETITION FOR POLE AND WIRE LOCATIONS

North Andover, Massachusetts

To the Board of Selectmen
Of Ware, Massachusetts

NATIONAL GRID requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Bumpy Hill Rd. - National Grid is to install (1) new SO pole # 1/2 on Bumpy Hill Road, Ware to allow for proposed overhead conductor replacement and installation of new overhead conductor.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Bumpy Hill Rd - Ware Massachusetts.

27642166 January 31, 2019

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID

BY Jim Kehrer/llk

Engineering Department

SOLE OWNED POLE PETITION

NATIONAL GRID IS PETITIONING TO
INSTALL POLE 1/2 ON BUMPY HILL RD

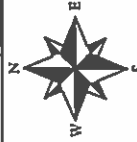
LEGEND

- EX. POLE
EXISTING POLE
- INS. POLE
NEW INSTALL POLE
- GUY ANCHOR
- PROPERTY LINE
- EDGE OF ROAD

TO THE: CITY OF: WARE

FOR PROPOSED: INSTALL OF POLE 1/2

FIELD PLANNER: BOB SWIFT (508)
889-1455



DESIGNER: NICK
HUFF
(518) 458-3922

nationalgrid

PLAN NUMBER: 27642166

SCALE NTS	DRAWN BY: NH	APPROVED BY:	DATE 01/03/19
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DAVID B EDGAR
2 BUMPY HILL RD
MAP 25 LOT 796

POLE 2

POLE 1/2

POLE 1

RIVER ROAD

E1744



TOWN OF WARE

Town Hall, 126 Main St., Suite J
Ware, Massachusetts 01082
Tel. 413-967-9648

PUBLIC HEARING NOTICE

The Board of Selectmen will conduct a Public Hearing on **Tuesday, April 2, 2019** at **7:12 p.m.**, in the Selectmen's Meeting Room, 126 Main Street, Ware, MA, to hear Petition by National Grid and Verizon for Joint or Identical Pole Locations at River Road (#27642166-1), Ware, MA. Copies of the petition are available at the office of the Town Manager, 126 Main Street, Ware, MA. **This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).**

All interested parties are invited to attend.

John E. Carroll
Chairman
Board of Selectmen
March 20, 2019

Questions contact- Robert Swift 508-889-1455
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the Board of Selectmen
Of Ware, Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

River Road - National Grid is to install a new JO pole #30-50 in a new location between existing poles #30 and # 31 River Road, Ware to allow for proposed overhead conductor installation.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – River Road - Ware, Massachusetts

27642166-1 January 31, 2019

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

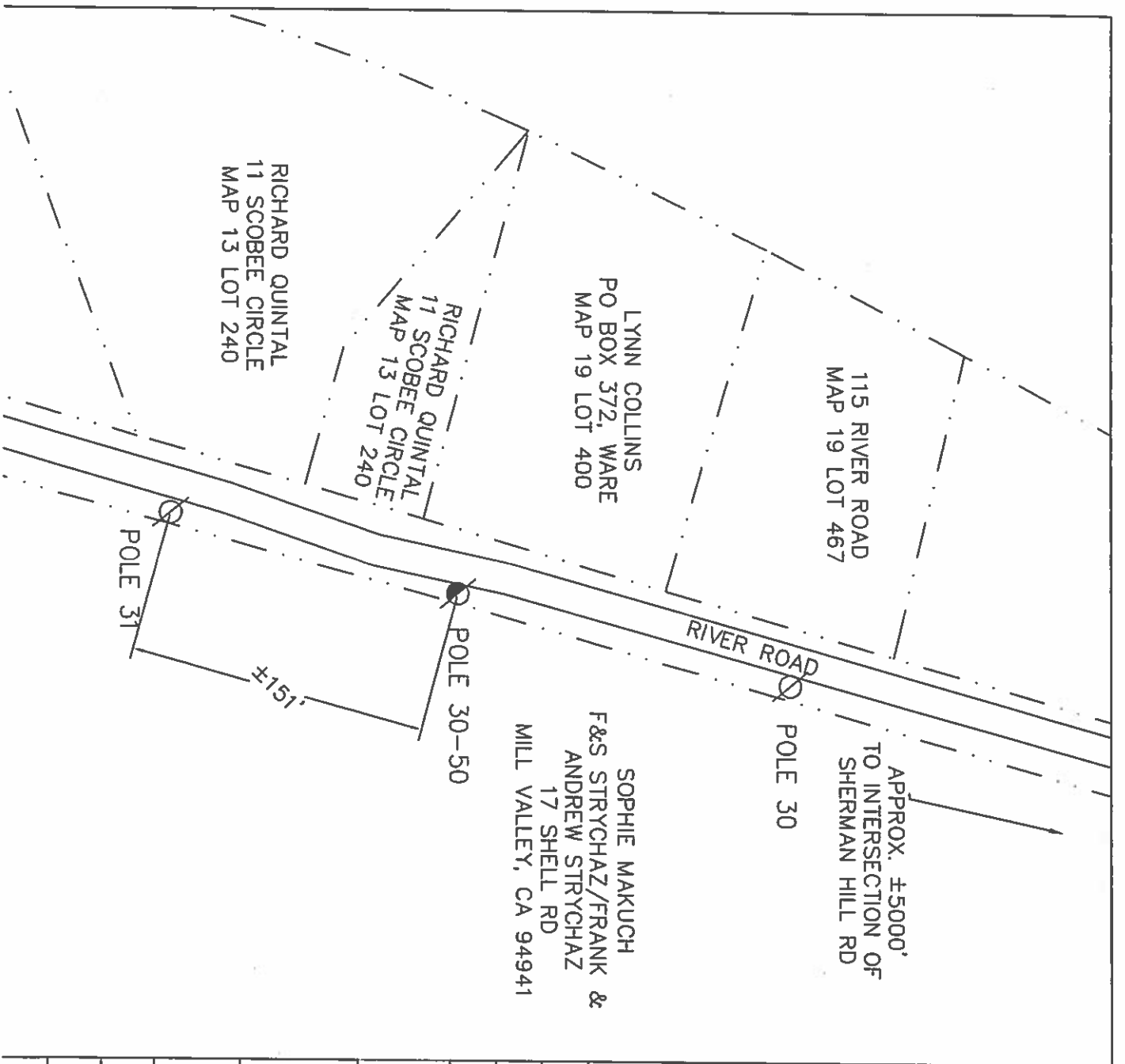
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID

BY *John Kehring*
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way



JOINT OWNED POLE PETITION

NATIONAL GRID IS PETITIONING TO
INSTALL POLE 30-50 ON RIVER RD

LEGEND

- EX. POLE
- INS. POLE
- NEW INSTALL POLE
- ◁ GUY ANCHOR
- PROPERTY LINE
- EDGE OF ROAD

TO THE: CITY OF: WARE

FOR PROPOSED: INSTALL OF POLE
30-50

FIELD PLANNER: BOB SWIFT (508)
889-1455



DESIGNER: NICK
HUFF
(518) 458-3922

nationalgrid

PLAN NUMBER: 27642166

SCALE NTS	DRAWN BY: NH	APPROVED BY:	DATE 01/03/19
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Board of Selectmen: *John E. Carroll, Michael P. Fountain, Keith J. Kruckas, Tracy R. Opalinski, Alan G. Whitney*
Town Manager: *Stuart Beckley*
sbeckley@townofware.com



TOWN OF WARE

Town Hall, 126 Main St., Suite J
Ware, Massachusetts 01082
Tel. 413-967-9648

PUBLIC HEARING NOTICE

The Board of Selectmen will conduct a Public Hearing on **Tuesday, April 2, 2019 at 7:14 p.m.**, in the Selectmen's Meeting Room, 126 Main Street, Ware, MA, to hear Petition by National Grid and Verizon for Joint or Identical Pole Locations at Bumpy Hill Road (#27642166-2), Ware, MA. Copies of the petition are available at the office of the Town Manager, 126 Main Street, Ware, MA. **This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).**

All interested parties are invited to attend.

John E. Carroll
Chairman
Board of Selectmen
March 20, 2019

Questions contact- Robert Swift 508-889-1455
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the Board of Selectmen
Of Ware, Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Bumpy Hill Road- National Grid is to install (3) new JO poles #1-50, #2-50 and #3-50 on Bumpy Hill Road, Ware to allow for proposed overhead conductor replacement and installation of new overhead conductor.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Bumpy Hill Road - Ware, Massachusetts

27642166-2 January 31, 2019

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

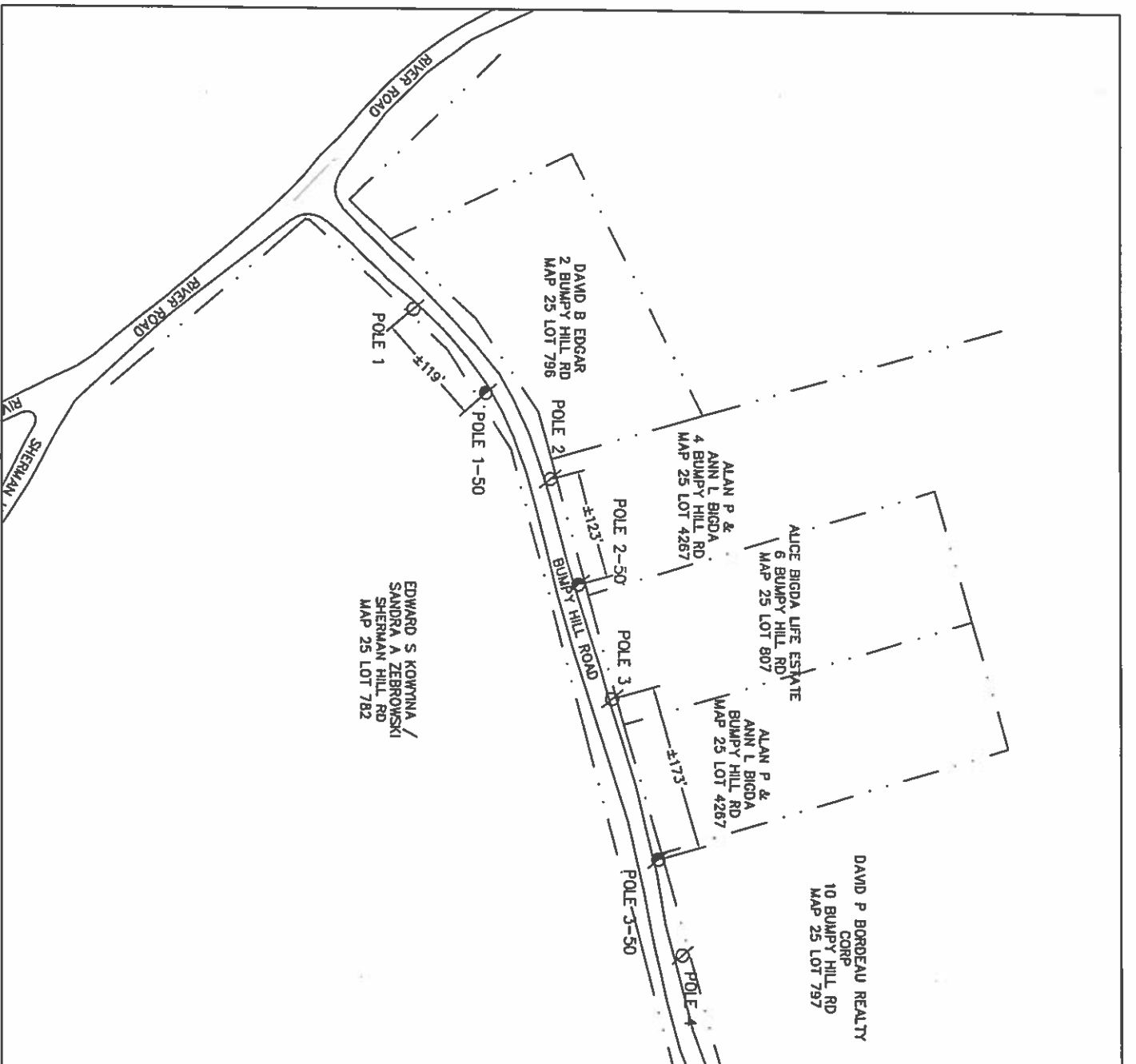
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID

BY John Kehring
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way



JOINT OWNED POLE PETITION

NATIONAL GRID IS PETITIONING TO INSTALL POLE 1-50, 2-50, 3-50 ON BUMPY HILL RD

LEGEND

- EX. POLE
- EXISTING POLE
- INS. POLE
- NEW INSTALL POLE
- GUY ANCHOR
- PROPERTY LINE
- EDGE OF ROAD

TO THE CITY OF: WARE
 FOR PROPOSED: INSTALL OF POLE 1-50, 2-50, 3-50
 FIELD PLANNER: BOB SWIFT (508) 889-1455



DESIGNER: NICK HUFF
 (518) 458-3922

nationalgrid

PLAN NUMBER: 27642166

SCALE	DRAWN BY:	APPROVED BY:	DATE
NTS	NH		01/03/19

Board of Selectmen: *John E. Carroll, Michael P. Fountain, Keith J. Kruckas, Tracy R. Opalinski, Alan G. Whitney*
Town Manager: *Stuart Beckley*
sbeckley@townofware.com



TOWN OF WARE

Town Hall, 126 Main St., Suite J
Ware, Massachusetts 01082
Tel. 413-967-9648

PUBLIC HEARING NOTICE

The Board of Selectmen will conduct a Public Hearing on **Tuesday, April 2, 2019 at 7:16 p.m.**, in the Selectmen's Meeting Room, 126 Main Street, Ware, MA, to hear Petition by National Grid and Verizon for Joint or Identical Pole Locations at Belchertown Road (#27642166-3), Ware, MA. Copies of the petition are available at the office of the Town Manager, 126 Main Street, Ware, MA. **This notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (<http://masspublicnotices.org>).**

All interested parties are invited to attend.

John E. Carroll
Chairman
Board of Selectmen
March 20, 2019

Questions contact- Robert Swift 508-889-1455
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the Board of Selectmen
Of Ware, Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Belchertown Road (Rte. 9) - National Grid is to install (3) new JO poles #201-50, #202-50 and #205-50 on Belchertown Road, Ware to allow for proposed overhead conductor replacement.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Belchertown Road (Rte. 9) - Ware, Massachusetts

27642166-3 January 31, 2019

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

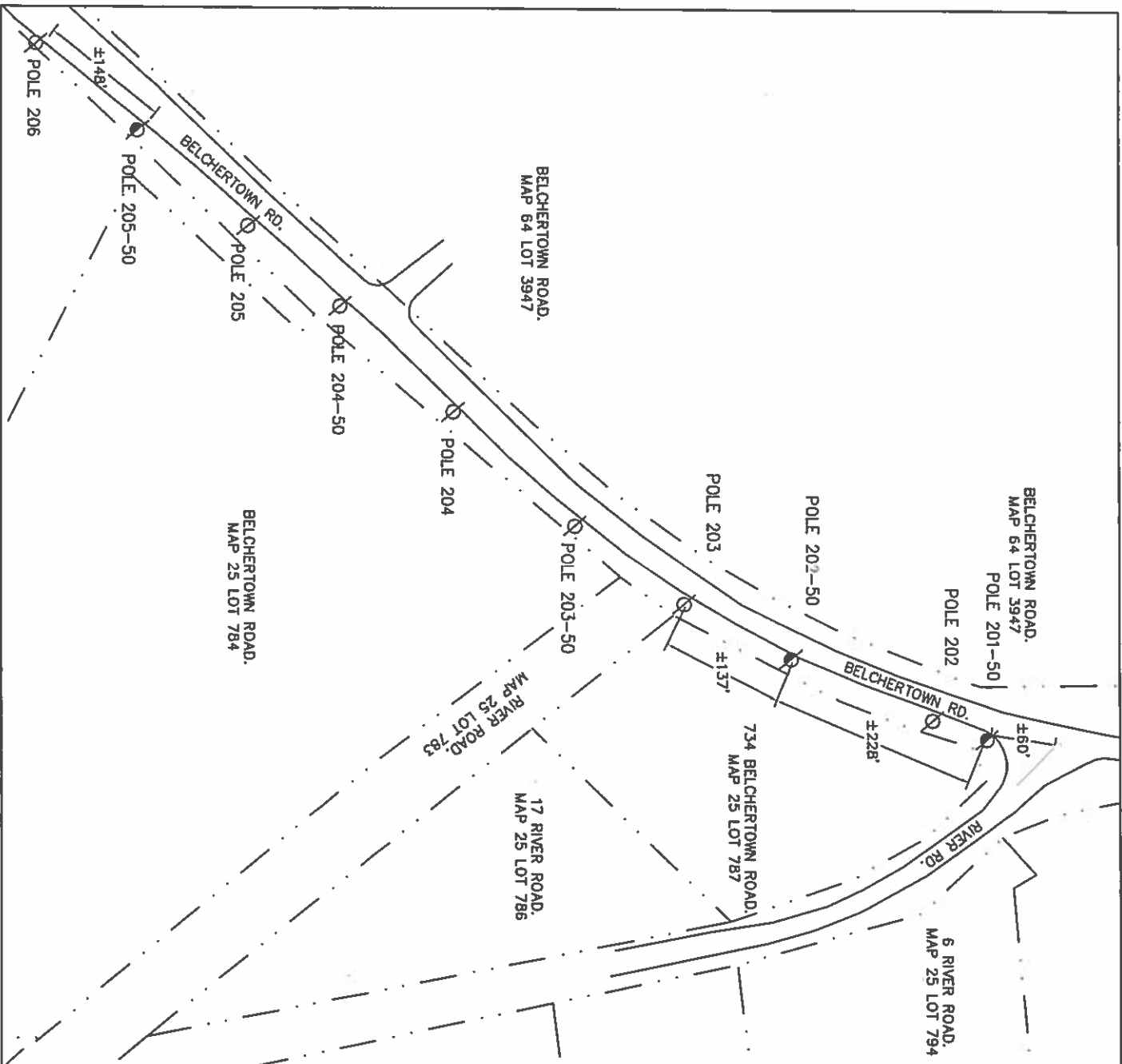
Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID

BY 
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way



JOINT OWNED POLE PETITION

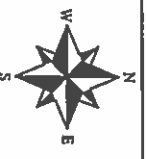
NATIONAL GRID IS PETITIONING TO INSTALL POLE 201-50, 202-50 & 205-50 ON BELCHERTOWN ROAD

LEGEND

- EX. POLE
- EXISTING POLE
- INS. POLE
- NEW INSTALL POLE
- △ GUY ANCHOR
- PROPERTY LINE
- EDGE OF ROAD

TO THE: CITY OF: WARE

FOR PROPOSED: INSTALL OF POLE 201-50, 202-50 & 205-50
 FIELD PLANNER: BOB SWIFT (508) 889-1455



DESIGNER: NICK HUFF
 (518) 458-3922

nationalgrid

PLAN NUMBER: 27642166

SCALE	DRAWN BY:	APPROVED BY:	DATE
NTS	NH		01/03/19



TOWN OF WARE - POLICY

Administrative Policy

AP -100-121509 Town of Ware - Snow Closing/Delay Policy

Revised 4/2/2019

The following policy will become effective immediately regarding Snow Closing/Delay for the Town of Ware.

Town Hall and administrative departments will remain open on regularly scheduled work hours. On days of inclement weather the following policy applies;

- ~~• Town Hall, Administrative Offices, and Senior Center Employees will have two (2) hour delay on days of inclement weather when the Ware Public Schools are closed.~~
- ~~• Town Hall, Administrative Offices, and Senior Center Employees will have a one (1) hour delay on days of inclement weather when the Ware Public Schools have a delay.~~
- The Senior Center shall follow the actions of the Ware Public Schools. If a two hour delay, the Center will open at 10. If Schools are closed, the Senior Center will be closed. Senior Center Staff shall use vacation or personal time for the time that the Center is closed.
- In the event that the **Governor announces a closing of all state offices**, statewide. Town Hall, Administrative Offices and Senior Center will close. (This means East and West State Offices are closed, if only Eastern State Offices are closed Town Hall will remain open.)
- The Town Manager may close down Town Hall and administrative offices, if required for the Public Health and Safety of employees upon an assessment of the weather conditions as predicted by the Massachusetts Emergency Management Agency, National Weather Services, and the Town of Ware Emergency Management Director.
- If the event that the Governor declares a snow emergency and **closes state offices early** the Town Hall will **close early**. In the event of inclement weather in Western Mass the Town Manager may also close Town Hall, Administrative Offices, and the Senior Center early, at his/her discretion upon consultation with the Emergency Management Director, and appropriate state officials.

- During snow events, the Town Hall and administrative office parking areas will be plowed and treated by 8 a.m. to allow for arrival and parking by staff and residents.
- Town Hall, Administrative Offices, and Senior Center employees do have the option of using only vacation or personal days where there is inclement weather when offices are not closed by the Town Manager.
- This policy excludes emergency and essential personnel, Parks Department, School Department, Library, DPW, Police and Fire.

TOWN OF WARE TOWN MANAGER GOALS JUNE 2018-JUNE 2019

	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
FISCAL MANAGEMENT & CAPITAL PLANNING										
1. Continue to prepare balanced budget integrating MMA's GFOA standards		Read GFOA standards		Review Priorities, revenues	Budget Start. Priorities meeting held	Budget discussions with departments	Reviewed and revised with Finance committee			
2. With Finance Committee, create models/options to reduce budget to match anticipated shortfall losses.	See Long Range #1						Edits to budget made, shortfalls not anticipated 2020			
3. Work with Insurance Advisory Committee to not just reduce premium increases but to reduce overall plan costs, including changing plans and/or rebidding health plans.							At March Meeting 9.3% decrease announced			
4. Meet with members of departments to glean creative ingenuity and/or identify efficiencies. With Dept. Head, review to consider restructuring of departments, new technology, outsourcing or simplifying processes.		Treasurer/Collector reviewing software			consolidate collections in Town Hall	Part of Budget Process	Meeting 2/7			
5. Bylaws Update and Place on Town website for citizens' access: Under Town Manager direction, Bylaw Committee meets on regular basis beginning September, Bylaw company under signed contract by November 30, Committee and company review bylaws for changes by December 31, Completion by June 2019.			Will Start Post Election. Use Senior Volunteers		Committee meetings began. Met with contractor		First round of review complete	Meet with contractor or		
LONG RANGE PLANNING										
1. With Finance Committee, update 5-year budget. Update Capital Expenditure model to 10 years.	Established Fiscal Review Committee. Have reviewed general model and revenues	Capital Plan process underway and reviewing longer term scheduling	Complete LED in Health Department					Fiscal Review Committee to review Debt		
2. Continue updates to Town Hall. Review electrical system, create plan for replacement.		Door/ ceiling/ carpets					Apply for MHC Grant			

TOWN OF WARE TOWN MANAGER GOALS JUNE 2018-JUNE 2019

	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
3. Increase information on website, specifically Town of Ware bylaws		Facebook Activated. Website used frequently								
4. Continue to propose to BOS any revenue streams and cost savings, including fees, taxes, and enterprises.										
STAFF AND PERSONNEL RELATIONS										
1. Create and implement process for department head performance evaluations to begin evaluations October 2018. Complete 1 written review of 1 department head, including a sit down meeting with department head to agree on goals with expected timeline. From November on, complete one department head review per month.		Initiated three reviews.			One Review	Review of Salary comparables				
2. Improve employment hiring practices of department heads to be qualified and "better fit" the positions in town. Meet with department employees prior to department head hiring to glean helpful new hire information. Finalist interviewees should meet employees so Town Manager may observe fit/match and glean feedback from both ensuring new department head's hire becomes a long-term success.					Early start on WWTP operator hire and licensing	DPW Director	Planning and Community Dev. Director			
3. Finalization of Personnel Manual. Establish consistent policies and practices for employees, including defining process to update on continuing basis and develop process with department heads for changes going forward. If taking a long time to develop, seek Town Manager's input on framework and timeline.	Gathered examples from other managers and attorneys							Anticipated Draft		
4. Offer needed training to all employees.	X	X Working to add MIIA programs locally. Health trainings	Narcan Training				Police training. Financial conference s. Building tests			
5. Create wellness incentive program using MHA for healthier employees to continue lower insurance claims and rates.	BCBS program started July for Town Employees	BCBS program started in schools				Wellness Challenges				
COMMUNITY AND INTERGOVERNMENTAL RELATIONS										
1. Implement and fund process of consistent Code Enforcement by Building Department, Fire Department, and Board of Health, including court processes.					Legal Services Procured		CDBG application includes funding			

TOWN OF WARE TOWN MANAGER GOALS JUNE 2018-JUNE 2019

	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
	Sent to DOT. Includes local funding, grants and donations.	DOT Grant for 2019 received			Review of Administrative process					
2. Create and implement sustainability plan for Quabog Connector.										
3. Create process of cleanup/implement removal of problem properties.										
PROFESSIONAL DEVELOPMENT TRAINING RECOMMENDATIONS										
1. Keep BOS up-to-date on trainings attended. By December 31st, Town Manager to have completed 2 specifically focused seminars on executive effective communication and executive organizational tactics.	MMPA conference				MMA Annual Conference		STAM Legislative update	MMPA		
COMMUNICATION										
1. Increase teamwork and encourage departments to work together and/or coordinate processes for cost saving measures.										
2. All Town Hall departments to be responsible for identifying to Planning Department new entrepreneurs or new businesses who are undertaking town processes for first time. Planning Department to become point person to assist new businesses through process.	X Good communication between Planning Building and DPW in place				Discussions about Millyard reuse					
3. Get back to citizens' requests/questions in a timely manner and communicate a better organized plan. No citizen comes before the BOS meeting until end of 2018 due to lack of problem solving or communication by Town Manager. Town Manager to adequately communicate town processes, regulations or develop an action plan from now until end of 2018.							Same day phone calls 90%			
4. Establish agendas for BOS meetings that address issues in a timely manner. From September 2018, BOS to receive no last minute paperwork related to BOS agenda due to better advanced planning of Town Manager and BOS Chairman. September through December 31st, Town Manager to be thinking ahead which BOS issues being proposed require paperwork to implement efficiently.	Marjuana licensing			Budget priorities		Marjuana Agreements				
5. Implement and follow through with disciplinary action with employees. Town Manager to include on Town Manager report, without names, the number and progress level type/description of disciplinary actions with dates.										
6. Town Manager and Chairman provide better orientation and support for new Selectmen. Immediately inform new Selectmen of municipal seminars available to them, invite and introduce new Selectmen to 1 monthly department head meeting, be available to explain processes, regulations, charter or bylaws.										To follow election

Midura, Mary

From: Jason Patrissi <jasonpatrissi@yahoo.com>
Sent: Monday, March 25, 2019 3:58 PM
To: Midura, Mary
Subject: Conflict of Interest

Good Afternoon,

Unfortunately I am unable to commit to the Committee to review sex offender density due to potential conflicts with my employer. Please accept this notice as my removal from the committee.

Respectfully. Jason

Sent from my iPhone

From:

William Moryl
315 Palmer Road
Ware, MA 01082

To:

Ware Board of Selectmen
126 Main Street
Ware, MA 01082

Date: March 27, 2019

Subject: Petition for Zoning Use Change to allow self-service storage facility by right in Residential Business (RB) District.

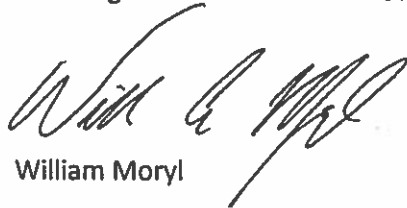
Narrative:

William Moryl is requesting a change in use to the Zoning District of Residential Business (RB) to allow self-service storage facility by right. The RB District encompasses Route 32 – Palmer Road from the area of the Ware Fire Department to Dugan Road just before Gibbs Crossing. Mr. Moryl currently operates a self-service storage facility at 313 Palmer Road, pre-existing the current Zoning Bylaw use regulations.

From the Ware Zoning Bylaw (Article 3.1: Establishment of Districts): "RB – Residential Business: While primarily consisting of moderate density residential areas along Route 32, this district contains some commercial and institutional uses; however those uses are currently less than 12 percent of the total number of parcels within the district. Given the negative impact that increasing traffic volumes on Route 32 have on residential uses, a gradual conversion to more non-residential uses is expected in these areas."

Self-service storage facilities have very little daily traffic entering and exiting the property. Examples of other uses allowed by right or by special permit in RB include: Warehouse, Wholesale, Light Industry, Motor Vehicle Sales, Indoor or Outdoor recreation facilities, Auto Fuel Station, and a variety of eating establishments. Allowing self-service storage facilities by right in RB would be compatible with the existing uses and in agreement with a gradual use change to promote more businesses in the RB District, striking a balance between the current and future needs of the Town.

As a longtime resident of the Town of Ware, I thank you for your consideration in this matter.



William Moryl

315 Palmer Road

	Residential					Mixed ¹			Commercial/Industrial		
	RQ	RR	SR	BLR	DTR	RB	DTC	MY	HC	I	I
A. Residential Uses²											
1 Single Family	SP	Y	Y	Y	Y	Y	Y	Y	Y	N	N
2 Two-Family	N	SP	Y	N	Y	SP	Y	Y	SP	N	N
3 Multi-Family	N	N	SP	N ³	Y	N	Y	Y	Y	N	N
4 Mobile Home Park	N	SP	N	N	N	N	N	N	N	N	N
5 Flexible Resid. Open Space Development (see § 4.8.1)	N	Y	Y	N	Y	Y	N	N	N	N	N
B. Publicly Owned Uses²											
1 Private Nonprofit Library or Museum	N	SP	SP	SP	SP	Y	Y	Y	Y	Y	N
2 Government Facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Community Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
4 Recreation, publicly owned lands	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5 Family Daycare Home	N	Y	Y	Y	Y	Y	N	N	N	N	N
6 Large Family Daycare Home	N	SP	SP	SP	SP	SP	N	N	N	N	N
7 Adult Daycare Center	N	N	SP	N	SP	SP	Y	Y	Y	N	N
8 Nursing or Convalescent Home	N	SP	SP	N	SP	SP	SP	SP	SP	N	N
9 Hospital	N	N	SP	N	N	N	N	N	SP	N	N
10 Cemetery	N	SP	SP	N	SP	SP	N	N	SP	N	N
11 Utility, Minor	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12 Utility, Major	N	SP	SP	N	SP	SP	SP	SP	SP	SP	Y
13 Large Ground Mounted Solar Facility (see § 4.8.3)	SP	SP	N	N	N	SP	N	N	Y	Y	Y
14 Wind Energy Facility (see § 4.8.4)	SP	SP	N	N	N	N	N	N	N	N	N
15 Wireless Communication Facilities (see § 4.8.2)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C. Agricultural Uses²											
1 Farm at least 5 acres in size	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2 Farm less than 5 acres in size	Y	Y	SP	N	SP	Y	N	SP	Y	N	Y
3 Commercial Greenhouse ³	N	SP	SP	N	SP	Y	N	Y	Y	Y	Y
4 Smokehouses	N	SP	N	N	N	N	N	N	SP	N	Y
5 Equestrian Stable ³	N	Y	SP	N	SP	Y	N	N	Y	N	N
D. Office and Research Uses²											
1 Business, Finance, or Other Professional Offices	N	N	SP	N	SP	Y	Y	Y	Y	Y	Y
2 Office or clinic for health services	N	N	SP	N	SP	Y	Y	Y	Y	N	N
3 Trade, Professional, or Other School (Private, for Profit)	N	N	N	N	N	Y	Y	Y	Y	N	N
4 Laboratory	N	N	SP	N	N	SP	SP	Y	Y	Y	Y
5 Research Facility	N	N	SP	N	N	N	N	N	SP	SP	SP
6 Radio or Television Studio	N	N	N	N	N	Y	Y	Y	Y	Y	N
E. Retail Business & Consumer Service Uses²											
1 Adult entertainment establishment (See § 4.8.6)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
2 Auto Body Shop	N	N	N	N	N	SP	SP	SP	SP	SP	SP
3 Auto Fuel Station (with or without convenience store)	N	N	N	N	N	Y	N	N	Y	Y	Y
4 Auto Service	N	N	N	N	N	Y	SP	SP	Y	Y	Y
5 Banks	N	N	N	N	N	Y	Y	Y	Y	Y	N
6 Campground	N	Y	N	N	N	N	N	N	Y	N	N
7 Car Wash	N	N	N	N	N	Y	N	N	Y	Y	Y
8 Construction Trades	N	SP	N	N	N	Y	N	SP	Y	Y	Y
9 Eating establishment, drive-in/drive-thru	N	SP	N	N	N	SP	N	N	Y	Y	N
10 Eating establishment, high turnover	N	N	N	N	SP	Y	Y	Y	Y	Y	N
11 Eating establishment, low turnover	N	SP	N	N	SP	Y	Y	Y	Y	Y	N
12 Eating establishment, specializing in serving alcohol	N	N	N	N	N	SP	SP	SP	SP	Y	N
13 Funeral home, mortuary, or undertaking establishment	N	N	SP	N	SP	Y	N	N	Y	N	N
14 Hotel	N	N	N	N	N	N	N	SP	Y	Y	N
15 Indoor entertainment or recreation facility ⁴	N	N	N	N	N	Y	Y	Y	Y	Y	N
16 Inn, Bed & Breakfast, Tourist House	N	SP	SP	SP	SP	Y	Y	N	Y	N	N
17 Kennels, pet day care establishments	N	SP	N	N	N	SP	N	N	Y	Y	N
18 Motor Vehicle Sales	N	N	N	N	N	Y	N	N	Y	Y	N
19 Non-Family Accommodations	N	SP	SP	N	SP	SP	SP	SP	Y	N	N
20 Outdoor recreation facility ⁵	N	Y	SP	SP	N	Y	N	SP	Y	Y	N
21 Parking facilities	N	N	N	SP	N	N	Y	Y	Y	Y	N
22 Personal Service ⁶	N	N	SP	N	SP	Y	Y	Y	Y	Y	N
23 Private membership club or lodge	N	Y	SP	SP	SP	Y	Y	Y	Y	N	N
24 Recycling Center, Composting Facility	N	N	N	N	N	N	N	SP	SP	SP	SP
25 Retail sales & service, Large scale ⁷ w/outside storage	N	N	N	N	N	N	N	N	Y	Y	N
26 Retail sales & service, Large scale ⁷ w/no outside storage	N	N	N	N	N	N	SP	SP	Y	Y	N
27 Retail sales & service, small scale ⁸ w/outside storage	N	N	N	N	N	Y	N	SP	Y	Y	Y
28 Retail sales & service, small scale ⁸ w/no outside storage	N	SP	SP	N	SP	Y	Y	Y	Y	Y	Y
29 Sales of agricultural or horticultural products and associated supplies, party or wholly outdoors, not associated with an agricultural use (category C above)	N	SP	N	N	N	Y	SP	Y	Y	Y	N
30 Self-service storage facility	N	N	N	N	N	N	N	Y	Y	Y	Y
31 Taxicab Business	N	N	N	N	N	SP	SP	Y	Y	Y	Y
32 Tow Service	N	N	N	N	N	SP	N	N	SP	SP	SP
33 Veterinary or pet grooming establishment	N	SP	SP	N	SP	SP	Y	Y	Y	Y	N
F. Industrial Uses²											
1 Auto Salvage	N	N	N	N	N	N	N	N	N	N	SP
2 Aviation field	N	SP	N	N	N	N	N	N	N	SP	SP
3 Earth Removal (see § 4.8.5)	N	SP	N	N	N	N	N	N	N	SP	SP
4 Freight or trucking terminal	N	N	N	N	N	N	N	N	N	SP	Y
5 Industry, Heavy ⁹	N	N	N	N	N	N	N	N	N	N	SP
6 Industry, Light ¹⁰	N	N	N	N	N	SP	N	SP	N	Y	Y
7 Solid Waste Disposal Facilities ¹¹	N	N	N	N	N	N	N	N	N	SP	SP
8 Tank Farm	N	N	N	N	N	N	N	N	N	N	SP
9 Warehouse	N	N	N	N	N	SP	N	Y	N	Y	Y
10 Wholesale	N	N	N	N	N	SP	SP	Y	N	Y	Y
11 Wood processing, lumber mill	N	SP	N	N	N	N	N	N	N	SP	Y

Footnotes:
 1. In the Mixed Use districts, one parcel can have more than one principal use. See §4.1.1 E.
 2. See also §7.4 to determine if a proposed project will require site plan review.
 3. If on a parcel of 5 acres or greater, this use is exempt from Zoning but must comply with the dimensional requirements in Article 5.
 4. Indoor entertainment or recreation facility examples: bowling alley, arcade, roller rink, tennis courts, swimming, theater, etc.
 5. Outdoor recreation facility examples: amusement park, country club, golf course, tennis courts, etc.
 6. Personal service examples: hair salon, barber, tanning salon, massage therapist, nail salon, tailor, shoe repair, etc.
 7. Large scale retail sales and service examples: "big box" stores, full service grocery stores, shopping centers, etc.
 8. Small scale retail sales and service examples: gift shops, clothing stores, small specialty stores, convenience stores (without fuel sales), etc.
 9. Specific uses listed in the Table of Uses that could also be categorized as heavy industry shall be regulated under the specific use.
 10. Specific uses listed in the Table of Uses that could also be categorized as light industry shall be regulated under the specific use.
 11. As defined in MGL c. 111 §130A.