



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Notice Agenda – Tuesday, February 19, 2019 at 7:00 p.m.

Meeting Opened

6:15 p.m. Executive Session: MGL Chapter 30A, Section 21(a) #2 Negotiations, #3 Litigation

Opening Remarks, Announcements, and Agenda Review by Chair

Consent Agenda

- **Approval of Minutes of December 4, 2018, December 18, 2018, January 8, 2019, January 22, 2019 and February 5, 2019**
- **Approval of One-Day Liquor License: St. Mary's Church, March 2, 2019**

Scheduled Appearances

- **7:10 p.m. Public Hearing: FY19 CDBG**
- **7:15 p.m., Public Hearing: Storage of Flammables License for Ware Senior Living, LLC, 73 South Street**

Old Business

New Business

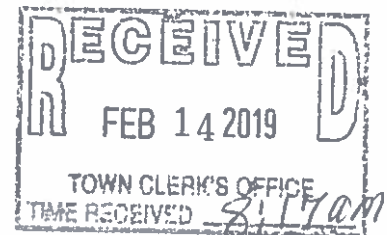
- **Joint Meeting with Planning Board for Application to Planning Board: Edward Murphy, term to expire April 8, 2019**
- **Applications for Cannabis Committee:**
 - **Josh Kusnierz, Planning Board Representative**
 - **Rick Lotuff**
 - **Bill St. Croix**
- **Review Board of Selectmen's Budget**

Comments and Concerns of Citizens

Town Manager Report

Adjournment

Executive Session: MGL Chapter 30A, Section 21(a) #2 Negotiations, #3 Litigation





TOWN OF WARE

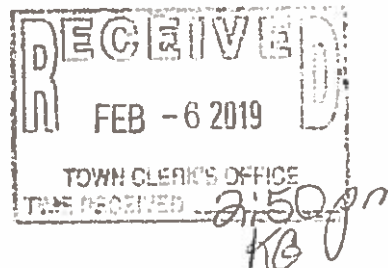
Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
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PLANNING BOARD JOINT MEETING WITH BOARD OF SELECTMEN

MEETING AGENDA
FEBRUARY 19, 2019

Location: Town Hall, 126 Main Street, Ware, MA 01082
Time: 7:00 PM

1. Open Meeting
2. Review letters of interest and discuss and recommend appointment for Planning Board member to fill vacant seat
3. Adjourn



At the time of posting, the agenda items listed above are what is reasonably anticipated by the Chairman to be discussed at this meeting. Other items not listed may be brought up for discussion to the extent permitted by law. The general public is invited to this and all meetings of the Ware Planning Board. Listed times for agenda items are approximate.



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, December 4, 2018 at 7:00 p.m.

Present: Selectman John E. Carroll, Selectman Michael P. Fountain, Selectman Keith J. Kruckas, Selectman Tracy R. Opalinski, Selectman Alan G. Whitney, Town Manager Stuart Beckley, Clerk Mary L. Midura, Ware Community TV General Manager Stanly Ciukaj.

Meeting Opened by Chairman Carroll at 7:00 p.m.

Opening Remarks, Announcements, and Agenda review by Chair

Chairman Carroll requested a moment of silence to honor President George H.W. Bush, and to honor Jose Anacleto, who was a member of the Ware Housing Authority.

Selectman Opalinski noted the Tree & Wreath Stroll on December 8 and 9. On December 16, Ware Community Jazz will perform at Workshop 13. The grand opening of Artworks Gallery will be on December 15 and 16. Selectman Opalinski encouraged residents to support local events!

Selectman Fountain asked the status of quotes for the audit; Mr. Beckley noted there were none. Selectman Kruckas noted the Planning Board meeting at 7:00 p.m. on December 5 regarding zoning amendments.

Consent Agenda – None

Old Business

- **Approval of Revised Reverter Document, South Street School**

Mr. Beckley explained that the Reverter agreement approved on November 20, 2018 needs new approval as the property is subject to a mortgage and has a mechanics' lien.

Selectman Whitney made the motion to approve; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Update: School Regionalization Discussion**

Mr. Beckley noted the memo from the School Committee. In phase 1, the school business manager will follow state process. Item D is a self-assessment tool. We would need appropriation from town meeting and the School Committee would like agreement and a joint meeting with the Board. Dr. DiLeo is strongly in favor of this process. A combined steering committee would drive this forward. A joint meeting will be set in January 2019 for the Board and School Committee.

Selectman Kruckas asked about a meeting in Palmer for the East/West Rail.

Selectman Kruckas made a motion to send a letter of support; Selectman Whitney seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Scheduled Appearances

- **7:15 p.m. Tax Classification Hearing**

Chairman Carroll read the public hearing notice. Ted Balicki, Gerry Fountain, and Devin Peterson, Assessors presented the Tax Classification packet. The Board of Assessors recommend a tax factor of 1. The town is 84% residential, 16% commercial. The new tax rate would be \$20.21. Selectman Opalinski noted that local businesses give back to the community in many ways.

Selectman Opalinski made the motion to approve the Tax Factor of 1; Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 1 No (Selectman Carroll). Selectman Carroll noted that he would prefer a tax factor of 1.5 as businesses are for profit, and residents subsidize those businesses.

Christian Boysen, Regarding above vote on Reverter Document, South Street School

Mr. Boysen explained the technical issues and expected clause would have been illegal for banks. Demolition will commence when the closing is done. The reverter must be subject to the mortgage. Selectmen noted the above approval before Mr. Boysen arrived.

- **Host Community Agreement:**
 - **Retail: Herbal Pathways, LLC**
 - **Retail: Curaleaf Massachusetts, Inc.**
 - **Retail: NewCann Group, LLC**

Chairman Carroll noted the Board should make a choice, since additional information has been submitted since the last meeting.

Stacie, an owner of the barbershop on Pulaski Street stated that the former jewelry store location does not provide enough parking and the area does not support the traffic that would occur, and other locations make more sense. Resident Kim Ring noted that the West Street location will affect Pulaski Street since that street is access to the hospital, often cars are parked on both sides, and increased sales in Leicester have resulted in demands on police resources. She also noted that any business should have handicapped access, public bathrooms, and she spoke to the Leicester Police Chief who strongly advised there should be ample parking. Resident Ariel Lask, owner of Limelight Dance Studio on Pulaski Street, noted that she was not against this business, but it should not be located near the studio. She stated that Ware is built on small business and the Town should support those small businesses that are already here. A woman representing Herbal Pathways stated they had two possible locations including 14 West Street, and they know that location will not work and want residents happy and will not use that location and are looking for a more appropriate location. Resident Phil Hamel questioned that Federal law for marijuana is illegal, but the State says it is legal, wouldn't there be lawsuits for the Town.

David Rabinowitz stated that they are looking at a location at 142 West Street, they looked at the former Rite Aid building also, not to cultivate, but revenue would stay in the Town of Ware. Resident Cathy Cascio questioned if any of the applicants are Ware residents. Several stated yes, others stated they will hire locally. Mr. Jonsson of Curaleaf, stated they are a national organization but have been in Massachusetts since 2013, and have reached out to HCC and local

farmers. Selectman Kruckas noted that Curaleaf is in Canada; Mr. Jonsson confirmed that they are in 12 states. Selectman Kruckas asked why he was called by Mr. Jonsson this weekend, and if Selectman Opalinski reached out, she should recuse herself from this vote. Selectman Opalinski noted that Curaleaf would rent 3% more space of square footage. Selectman Kruckas stated that Curaleaf is biased if donating to non profit. Selectman Opalinski noted that Curaleaf has a letter of intent. Another representative of Curaleaf stated that typically, the order is site control, then a host agreement. Selectman Kruckas questioned whether this company was donating, talking about this, asking questions. The representative from Curaleaf stated that Selectman Opalinski reached out to ask if Curaleaf had identified a hiring manager. Selectman Kruckas asked if there were no suggestion to reach out to the Police Chief or where to donate? The Curaleaf representative noted they do that in every town. Selectman Kruckas noted the first letter from Curaleaf noted donations to Angels of Ware, now the letter is to HCC and others, no others reached out, and these decisions should be made as a Board. Selectman Opalinski noted they are right on Main Street. Selectman Carroll noted the group approved a few weeks ago had a specific address (60 Main Street). A representative from Herbal Pathways noted they are looking at 124 West Street, if available. New Cann representative also noted 124 West Street.

Lori Sinclair, of B'Leaf Wellness Centre, stated she has been local over 30 years, and as a small business, does not want to be pushed by a larger business. Selectman Kruckas noted the demise of small business, the town should have a level playing field, if a larger moves in, just approved a small business, there are the mills, should keep revenue in town, and he would rather have 5 small businesses. Selectman Whitney noted that if one is local, spread the risk, one that has done this before and has the organization, should have one larger business. Mr. Jonsson noted that depending on who is selling, Curaleaf would want local to supplement our products. Selectman Kruckas stated that last time, Curaleaf stated use of its own sources for tax write off. The Curaleaf representative noted that the host agreement is followed by other hurdles, and asked the overall goals of the Board. He noted that in Worcester, 4 have been approved for medical, only 1 is open. He noted that Curaleaf is larger, more experienced, with tax revenue, own supply chain, and based on supply and demand. Mr. Rabinowitz of New Cann noted they are smaller. Selectman Opalinski noted the green rush, companies to get a placeholder.

Selectman Opalinski made the motion to approve a Host Community Agreement with Curaleaf Massachusetts, Inc.; Selectman Whitney seconded the motion.

Selectman Kruckas stated to Selectman Opalinski that she reached out to one company. Selectman Opalinski stated she did not talk to, not what the Board is talking about, did you do research? to Selectman Kruckas. Selectman Kruckas stated the Board members should ask questions in public. Mr. Jonsson state they identify non-profits, have excellent relationship with Police Chiefs. Selectman Opalinski noted they rented portion in the millyard. Selectman Kruckas said to Selectman Opalinski, you said there are no spaces, but there are spaces in the mills and in town. The Curaleaf representative stated they hope to get cultivation in, also.

Town Planner Rueben Flores-Marzan noted that to operate and shop, have cash, tax income, jobs, this conversation should go on, perhaps take more time with the proponents. He noted that the Planning Board will soon discuss Zoning amendments. He suggested the Board take more time, come tomorrow night to the Planning Board meeting, to make a more informed process.

Mr. Rabinowitz of NewCann stated they are small business, hope to have an incubator to build the economy here in our proposal. They have over 30 years' experience, and hope to help young crafters, continue to bring in so the money stays here. Selectman Opalinski noted that the incubator is not allowed in the current law. She stated that the Town employees, such as Rueben, should not do your work. Mr. Rabinowitz stated the incubator would house 3-12 businesses.

Selectman Opalinski stated the Board should vote on what is here tonight. Mr. Rabinowitz noted they would do a retail store with a crafters area. The Curaleaf representative stated that the incubator sounds great but is limited to retail and is misleading to this Board, as it applies to the license only. A discussion among the applicants regarding their experience and qualifications ensued. Chairman Carroll gaveled the discussion, and noted a motion was in front of the Board.

The motion passed on a vote of 3 Yes (Selectmen Opalinski, Fountain, Whitney), 2 No (Selectman Carroll, Kruckas).

New Business

- **Approval of 2019 Liquor License Renewals**

Selectman Whitney made the motion to approve the 2019 Liquor License Renewals as presented; Selectman Fountain seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Host Community Agreement, Cultivation: Cedar Roots, LLC**

Rick Lotuff and Mary Lotuff Feeney, longtime former Ware residents, were present for the application for a cultivation facility. The location is 50 East Main Street, with ample parking, and a hope to create an environment in the millyard with small stores.

Selectman Whitney made the motion to approve a Host Community Agreement with Cedar Roots, LLC; Selectman Opalinski seconded the motion. The motion passed on a vote of 4 Yes, 1 No (Selectman Carroll).

Comments and Concerns of Citizens - none

Town Manager Report

Upcoming dates:

December 5 – Planning Board public hearing on zoning amendments

December 8- Downtown Stroll, 10-2

December 18 – Meeting with Legislators

Personnel. Donna Longtin is promoted to the Administrative Assistant position in the DPW. The Town will work toward replacing her previous position with a collections position shared by DPW and the Tax Collector.

Ruben Flores-Marzan's last day as Director of Planning and Community Development in Ware will be December 14. The land use and community development committees and I will initiate the search.

Space Heaters. A poll of all offices in Town Hall finds that the prohibition of space heaters will lead to numerous offices being consistently cold due to the system. The Town has had a plumber survey all the radiators. The plumber will prepare a plan for system improvement. At the time of heating improvements, the space heaters can cease.

33 Vigeant Street. Associated Building Wreckers will complete work before the holidays.
School Improvements. The School Department and I have met with the Owners Project Manager and project architect for the school repair projects. The current schedule calls for preliminary designs to be complete by mid-February for the SMK boilers and the Middle School windows. A Town Meeting in March could approve funding for construction.

Planning Board. The Planning Board will hold a public hearing December 5 on the proposed zoning bylaw changes related to:

Solar bylaw modifications – change in setbacks
Solar bylaw – temporary moratorium to consider other amendments
Craft/agricultural marijuana, language,
Use table amendments.
Language amendments

The Bylaw review committee will hold a meeting on December 6.

The Ware Board of Health voted to increase the tobacco sales minimum age to 21 effective January 1. The Quaboag Hills Substance Use Alliance is following up with other towns in the region to ask for similar action.

Main Street	To use State funding, Main Street will require Bike lanes. Main Street project is at 75% design. Decision on lighting will be needed. Right of Way easements need approval from Town meeting and Selectmen prior to January 2019. Scheduled for bidding August, 2019. May 29 presentation of 75% plans. Follow up with MassDOT to request waiver for bike lanes. Meeting held on August 14. 100% design submitted and under review for comments. 5 spaces added back to plan, primarily in front of Town Hall. Appraiser selected for required permanent and temporary easements. Shade tree hearing to be required. Advertisement date is August 2019
73 West Main Street	Town Attorney working on closing documents
Purchase of 116 Pleasant Street	Purchased. Being weatherized and secured for use by Water Department Chlorination system
Energy Savings	LED light installation will now commence in January. A replacement part is required by the installer. The first three motors at the Wastewater Treatment plant have been replaced. The remaining three will be installed before June.
Beaver Lake bridge	Hired Tighe and Bond to evaluate two alternatives for repair of the bridge
Elm Street	Hired Tighe and Bond to design road, water and sewer improvements

At 8:30 p.m., Selectman Whitney made the motion to Adjourn Regular Session to go into Executive Session per MGL Chapter 30A, Section 21(a) #1 Complaints Against Public Official: Town Manager, NOT TO RECONVENE IN OPEN SESSION; Selectman Fountain seconded the motion. The motion passed on a roll call vote of 5 Yes, 0 No.

Selectman John E. Carroll	Yes✓
Selectman Michael P. Fountain	Yes✓
Selectman Keith J. Kruckas	Yes✓
Selectman Tracy R. Opalinski	Yes✓
Selectman Alan G. Whitney	Yes✓

Attest: _____
 Mary L. Midura, Executive Assistant

The next Board of Selectmen meeting will be held on Tuesday, December 18, 2018 at 7:00 p.m.



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, December 18, 2018 at 7:00 p.m.

6:30 p.m. Executive Session: MGL Chapter 30A, Section 21(a) #3 Litigation

Meeting Opened at 6:30 p.m. by Selectman Whitney.

Absent: Selectman Carroll, Selectman Fountain

Selectman Opalinski made the Motion to Adjourn Regular Session at 6:30 p.m. to go into Executive Session per MGL Chapter 30A, Section 21 (a) #3 Litigation, TO RECONVENE IN OPEN SESSION by 7:00 p.m.; Selectman Kruckas seconded the motion. The motion passed on a roll call vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Selectman John E. Carroll	Absent
Selectman Michael P. Fountain	Absent
Selectman Keith J. Kruckas	Yes✓
Selectman Tracy R. Opalinski	Yes✓
Selectman Alan G. Whitney	Yes✓

Selectman Kruckas made the Motion to Adjourn Executive Session at 6:59 p.m., TO RECONVENE IN OPEN SESSION; Selectman Opalinski seconded the motion. The motion passed on a roll call vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Selectman John E. Carroll	Absent
Selectman Michael P. Fountain	Absent
Selectman Keith J. Kruckas	Yes✓
Selectman Tracy R. Opalinski	Yes✓
Selectman Alan G. Whitney	Yes✓

REGULAR MEETING OPENED AT 7:00 p.m. by Vice Chairman Whitney

Present: Selectman Keith J. Kruckas, Selectman Tracy R. Opalinski, Selectman Alan G. Whitney, Town Manager Stuart Beckley, Clerk Mary L. Midura, Ware Community TV General Manager Stanley Ciukaj, Senator Anne Gobi, Representative Todd M. Smola, Representative Donald Berthiaume

Absent: Selectman John E. Carroll, Selectman Michael P. Fountain

Opening Remarks, Announcements, and Agenda review by Chair – Selectman Kruckas made an eloquent statement of condolences for Raymond Dulak.

Selectman Opalinski noted the United Church Christmas Eve, and noted the new Artworks Gallery.

Consent Agenda

- **Approval of October 30, 2018 Minutes**
- **Approval of One-Day Liquor License: Workshop 13, Saturday, December 22, 2018**
- **Approval of One-Day Liquor License: ClayWorks/Workshop 13, Friday, January 4, 2019**

Selectman Kruckas made the motion to approve the Consent Agenda; Selectman Opalinski seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Scheduled Appearances

- **7:05 p.m. State Legislators – Senator Anne Gobi, Representative Todd Smola, Representative Donald Berthiaume**

Selectman Whitney welcomed the legislators. He noted the density of child abusers and stigma attached to Ware. The Board is seeking State help to create a bylaw to limit the number of sex offenders living in the town. Senator Gobi noted a court case three years ago which sought restriction for these offenders to move to a community, but the SJC denied. Senator Gobi understands the outcry in the community. New laws for qualified examiners are proposed nationwide to decide dangerousness based on scale of age and other factors. For example, Shanley had a negative score. Senator Gobi filed a bill regarding this with Department of Corrections to investigate re-offense level. Those who petition for release need qualified examination to determine who should not be released, with 3 or 4 released in the last year. Representative Smola noted court ruling imposes restrictions, but Judiciary gets the proposal first. He asked what goal the Board is hoping for. Selectman Kruckas noted the town is bearing the burden, while the victim has a life sentence. Representative Smola asked the Board what they thought is the attraction to this town; Selectman Kruckas noted too much low income housing. Selectman Whitney stated there must be a way to control this influx. Senator Gobi noted the need for legislation, and suggested that the town consult the MMA. Representative Smola noted the public hearing process, and suggested the town contact other communities to join this effort. Representative Berthiaume noted the density issue and the offenders have rights; Selectman Whitney noted there are over 30 level 3 offenders in the town. Selectmen Opalinski noted that while the perpetrators have rights, the children need protection. Senator Gobi noted that any proposed legislation would be stronger with support from MMA. Representative Smola noted there are many bills put forward, but the uniqueness of this idea could contain components and the focal point can bring this initiative together as a group effort. Representative Berthiaume and Representative Smola noted they can take this message to their colleagues who are dealing with this issue to look for support to sign on and work as a delegation. A citizen questioned what makes examiners “qualified” and noted that level 3 offender Joel Pentlarge invites others into town to rent to them, there are 5 living across from the dance studio, and the bar needs to be raised because the laws now tie the hands of citizens. The

citizen stated he read the case and was insulted by the decision, and something must be done as we have failed and need to protect the victims. Citizen Dave Kopacz stated there are only band aids on the symptoms, level 3 offenders should not be released, the SORB is too lenient, and the children are the wronged and the victims. He stated no community should have level 3 offenders, they should all remain in jail. He noted that Sinclair came back to this community to reoffend. Representative Smola noted that the town can begin with a committee to address the density issue. Selectman Whitney noted that working with MMA and other towns would give the support needed. A citizen questioned that photos should be distributed so that all residents know who the offenders are. Chief Crevier noted that the photos and information are posted in Town Hall and at the Police Department. Representative Smola noted the State database SORB also gives all information. Selectmen thanked the legislators for this discussion.

Old Business - none

New Business

- **Approval of 2019 Licenses and Car Dealers' Licenses**

Selectman Kruckas made the motion to approve the 2019 Common Victualler, Entertainment, Lodging, and Car Dealers' Licenses; Selectman Opalinski seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Resident Bob Krasnecky questioned the car dealer license vote. Resident Randy Letourneau stated that the Town called DOT on them, and every year they must fight for their license, explain their activities, follow up with DOT, and why not report every driveway on the State highway as they were reported by a Board member. Selectman Kruckas stated that no car dealer should be singled out and these are all in compliance. Selectman Opalinski noted that this dealer has vehicles close to the road. Resident Wayne Henrichon noted that they should then report Guzik Motors and Scott's Auto. Resident Anne Krasnecky stated that the Board allows the car dealer to blow up this issue.

- **Designation of Records Access Officers**

Selectman Opalinski made the motion to approve the 2019 Designation of Records Access Officers; Selectman Kruckas seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

- **Set Public Hearing: Melha Shriners, 126 West Main Street, Application for New Annual All Alcohol Club License, Common Victualler License, and Entertainment License**

Selectman Kruckas made the motion to set the Public Hearing for 7:15 p.m. on Tuesday, January 8, 2019; Selectman Opalinski seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

- **Announcement of Vacancy on Ware Housing Authority**

Selectmen instructed the Town Manager to post the vacancy on the Town website.

Comments and Concerns of Citizens

Resident Bob Krasnecky questioned site visits, and stated that all site visits should be documented. Mr. Beckley noted all site visits are documented by the Building Department on the Viewpoint software. Mr. Krasnecky stated that all meetings should be recorded both audio and video; Mr. Beckley noted that minutes of a meeting are the official record. Selectman Kruckas noted that anyone can tape a meeting if they first disclose this.

Selectman Opalinski made the motion to instruct the Town Manager to instruct all departments to document all visits to public/private property, to use a standard form and disclose who attended; Selectman Kruckas seconded the motion. The Town Manager should bring draft of this site visit form to the next meeting. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Town Manager Report

Upcoming dates:

January 2 – Planning Board Hearing – Zoning Amendments continued

January 8 – budget presentation and priorities with School Department and Finance Committee

Regional Schools – The School Committee invites the Board to their January 9 meeting to continue discussion and begin the process. The School Committee is contemplating the Board's suggestion of a steering committee.

Personnel: Jean Wrobel, with years of experience in the West Brookfield Water Department will start as the Administrative Assistant in the DPW on January 2. Donna Longtin will split her time between the DPW and the Tax Office with the goal being to consolidate collections.

DEP contacted the Town regarding staffing of the Water department from June to present, indicating insufficient staffing hours. The Town was aware of this during the time period. Mr. St. George-Sorel and I met with DEP in Springfield and came to agreement on a revised staffing plan and public notification plan.

Planning Board. On January 2, the Planning Board will continue their public hearing on the proposed zoning bylaw changes related to:

Solar bylaw modifications – change in setbacks, Solar bylaw – temporary moratorium to consider other amendments, Craft/agricultural marijuana, language, Use table amendments. Language amendments

The Planning Board decision regarding the proposed Solar development on Monson Turnpike has been appealed to Land Court. The Solar company has also filed a lawsuit in land court seeking undetermined damages. The Town Attorney and the Town's Insurance carrier are reviewing.

Fire Department Review. I have not progressed much in the past two weeks with this task. The Town has still received interest from only one group, and concerns of the makeup of that group had been expressed. I can contact other groups (2-3) to push for response or at least understand their lack of interest.

At 8:30 p.m., Selectman Opalinski made the motion to Adjourn Regular Session; Selectman Kruckas seconded the motion. The motion passed on a roll call vote of 3 Yes, 0 No, 2 Absent (Selectmen Carroll, Fountain).

Attest: _____
Mary L. Midura, Executive Assistant

Happy New Year 2019!



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, January 8, 2019 at 7:00 p.m.

Meeting Opened

6:00 p.m. Executive Session: MGL Chapter 30A, Section 21(a) #1 Discuss Individual, #3 Collective Bargaining or Litigation

Meeting Opened at 6:02 p.m. by Chairman Carroll.

Absent: Selectman Whitney

Selectman Kruckas made the Motion to Adjourn Regular Session at 6:02 p.m. to go into Executive Session per MGL Chapter 30A, Section 21 (a) #1 Discuss Individual, #3 Collective Bargaining or Litigation, TO RECONVENE IN OPEN SESSION by 7:00 p.m.; Selectman Fountain seconded the motion. The motion passed on a roll call vote of 4 Yes, 0 No, 1 Absent (Selectman Whitney).

Selectman John E. Carroll	Yes✓
Selectman Michael P. Fountain	Yes✓
Selectman Keith J. Kruckas	Yes✓
Selectman Tracy R. Opalinski	Yes✓
Selectman Alan G. Whitney	Absent

Selectman Carroll made the Motion to Adjourn Executive Session at 6:42 p.m., TO RECONVENE IN OPEN SESSION; Selectman Kruckas seconded the motion. The motion passed on a roll call vote of 4 Yes, 0 No, 1 Absent (Selectman Whitney).

Selectman John E. Carroll	Yes✓
Selectman Michael P. Fountain	Yes✓
Selectman Keith J. Kruckas	Yes✓
Selectman Tracy R. Opalinski	Yes✓
Selectman Alan G. Whitney	Absent

Regular Meeting Opened at 7:00 p.m. by Chairman Carroll.

Present: Selectman John E. Carroll, Selectman Michael P. Fountain, Selectman Keith J. Kruckas, Selectman Tracy R. Opalinski, Selectman Alan G. Whitney, Town Manager Stuart Beckley, Clerk Mary L. Midura, Ware Community TV General Manager Stanley Ciukaj.

Opening Remarks, Announcements, and Agenda review by Chair

Chairman Carroll asked for a moment of silence for Theresa Kularski.

Selectman Opalinski noted the WBCA will meet Tuesday, January 15, 5:30pm at E2E, 79 Main Street.

There will be discussion of the TIP plan and tree placement. Selectman Opalinski noted that ClayWorks has opened for classes!

Consent Agenda

- **Approval of Application: Bike Race Through Ware, April 27, 2019**
- **Approval of 2019 Common Victualler: Villa's Pizza**
- **Approval of One-Day Wine & Malt Liquor Licenses: Workshop 13 for January 18, February 9, February 15, March 15, April 19, and May 17, 2019**

Selectman Whitney made the motion to approve the Consent Agenda; Selectman Kruckas seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Joint Meeting/Vote with Ware Housing Authority**
 - **Appointment: George Staiti, Term to Expire April 8, 2019**

Jon Hogan and Frank Nevue were present to represent the Ware Housing Authority.

Selectman Whitney made the motion to appoint George Staiti, term to expire April 8, 2019 to the Ware Housing Authority; Selectman Kruckas seconded the motion. The motion passed on a vote of 5 Yes (Board of Selectmen), 2 Yes (Ware Housing Authority), 0 No.

- **Appointments to Bylaws Review Committee**
 - **Nancy Talbot, Town Clerk**
 - **Mary Midura, Executive Assistant to Town Manager**
 - **James Rutherford, Citizen**

Selectman Whitney made the motion to approve the appointments; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

The next Bylaws Review Committee meeting will be on January 17, 2019.

- **Authorize Town Clerk to Place Offices on Annual Town Election Ballot**

Selectman Whitney made the motion to Authorize the Town Clerk to Place the Offices of Cemetery Commissioner – One Year (Unexpired Term) and Ware Housing Authority – Three Year (Unexpired Term) on the Annual Town Election Ballot of April 8, 2019; Selectman Fountain seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **PVPC Technical Assistance Request – Regional Animal Shelter**
- **PVPC Technical Assistance Request – Complete Streets**

Mr. Beckley explained that the request is for State funds for a Regional Animal Shelter at the former Monson Developmental Center for Warren, Ware, Palmer and Monson. The Complete Streets State program would be for streets or sidewalks on West Street.

Selectman Whitney made the motion to have the Chairman sign the requests; Selectman Fountain seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Open Warrant – Special Town Meeting**

Selectman Whitney made the motion to Open the March 11, 2019 Special Town Meeting Warrant, to be closed at 12:00 p.m. on January 31, 2019; Selectman Kruckas seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Scheduled Appearances

- **7:15 p.m. Public Hearing: Application by Melha Shriners, 126 West Main Street, for New Annual All Alcoholic §12 Club License, Common Victualler License, and Entertainment License**

Russell Mitchell, proposed manager and Recorder for Melha Shriners, was present for the application. Mr. Mitchell told the Board of plans to be open for rentals, for a summer carnival, Halloween parade,

Clown Jamboree, and other events. Melha Shriners annually gives over \$700million to hospitals. All abutters were properly notified, and no objections were submitted.

Selectman Fountain made the motion to approve the Common Victualler and Entertainment Licenses for Melha Shriners, 126 West Main Street; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Selectman Fountain made the motion to approve the New Annual All Alcoholic \$12 Club License for Melha Shriners, 126 West Main Street; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Selectman Opalinski made the motion to approve the 16C for Melha Shriners, 126 West Main Street; Selectman Fountain seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Fiscal Budget Presentation with School Committee, Finance Committee**

Mr. Beckley presented the Pre-Budget FY2020 and requested the Board let him know of any goals and priorities. The first two pages show growth and spending, employee benefits, and general government with modest growth rate of 2 ½ - 3 % aim for each year. Page 3 shows numbers change in spending. Selectman Kruckas questioned the negative \$100,000 for Public Works; Mr. Beckley noted the fluctuation in department personnel. Chairman Carroll noted the charts/percentages and need to look at the numbers as well as percentages. Selectman Whitney noted that education is up by 2.9%. Mr. Beckley noted the last page in which the Town is allowed to raise 2 ½% and includes new growth and State aid. Reserves are stable and the Town has experienced a steady period of free cash for several years. Free cash is a one-time revenue, but guidelines say to grow more. The last page also shows sources of revenue with 6% increase for insurance, although the exact number from BC/BS will not be ready until month end. Selectman Whitney requested background detail; Mr. Beckley noted that detail will be provided with the budget. Selectman Opalinski asked that the model look further out; Mr. Beckley and Town Accountant Tracy Meehan noted that the State model looks out five years. Mr. Beckley noted the need to repair roads and the Capital Planning process. School Committee Chairman Aaron Sawabi noted the school priorities. Selectman Opalinski questioned funds for code enforcement. Selectman Kruckas noted that tax rate is down, but valuations are up, and he does not believe he would get what his home is reassessed at now. Selectman Opalinski questioned the study on debt going forward; Mr. Beckley noted the DLS model for fiscal review, and the last payment in September on the schools will decrease the debt. Selectman Opalinski questioned the estimated new income from cannabis revenues, and noted the town's new growth should add to the long term future projections.

Old Business

- **Discussion of Site Visit Form**

Mr. Beckley noted that the Town scheduling software can print out site visits at any time. Selectman Kruckas prefers to see a paper trail of history and information on all complaints. Selectman Opalinski noted the importance of DPW information to be tracked. Mr. Beckley noted there can be a form to enter time, place, complaint, purpose and findings.

- **Town Committee to Recommend Action Regarding Sex Offender Density**

Selectman Whitney noted that concerned citizens wanted the Town to form a committee to focus on this issue, and he would tentatively like to represent the Board on this committee. The Committee should have representatives from Police, Schools, and Selectmen. Selectman Whitney would like to have 4 citizens on this Committee. Mr. Beckley noted that the Committee information will be posted on the Town website.

Comments and Concerns of Citizens

Selectman Kruckas questioned the TIF for G&G Medical, as he noted the building is still standing that was to be removed as part of the TIF. Selectman Whitney noted that the company also is behind on hiring. Mr. Beckley noted he could check with the Building Inspector and Deputy Wloch. To revoke a TIF, there must be a Town Meeting vote.

Selectman Whitney made the motion to investigate; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Selectman Kruckas stated that no Selectmen should be on boards without a Board vote. Selectman Opalinski noted that she had only a two-hour notice to represent the Board on the East/West Rail Trail committee. Mr. Beckley suggested the Board have a written policy.

Selectman Opalinski asked if there will be an article regarding solar moratorium on the warrant; Mr. Beckley noted there would be a separate warrant article for solar moratorium. Selectman Kruckas noted that the town attorney should be at Planning Board meetings to answer threats from solar companies.

Town Manager Report

Upcoming dates:

January 9 – Meeting with School Committee

January 14- Community Development Authority Public Hearing

January 15 – Ware Business and Civic Association, Main Street design discussion

January 16 – Planning Board meeting/hearing

February 5 – CDBG Public Hearing

Regional Schools – The School Committee invites the Board to their January 9 meeting to continue discussion and begin the process.

Personnel. Kristin Fredette will start in the DPW office on January 14.

The Town has submitted its revised staffing plan to the DEP. This includes an additional hour of distribution time for a consultant license holder. The Town will send out a letter with the February water/sewer bills explaining the staffing status.

Mr. St. George Sorel will attend the Selectmen's January 29 meeting to update the board on the Water Treatment Plant project.

Planning Board. On January 16, the Planning Board will continue their public hearing on the proposed zoning bylaw changes related to:

Solar bylaw modifications – change in setbacks, Solar bylaw – temporary moratorium to consider other amendments, Craft/agricultural marijuana, language,

Use table amendments. Language amendments

I will be at the MMA Annual Conference January 18-19.

At 8:14 p.m., Selectman Whitney made the motion to Adjourn Regular Session; Selectman Opalinski seconded the motion. The motion passed on a roll call vote of 5 Yes, 0 No.

Attest: _____
Mary L. Midura, Executive Assistant



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, January 22, 2019 at 7:00 p.m.

Present: Selectman John E. Carroll, Selectman Michael P. Fountain, Selectman Keith J. Kruckas, Selectman Alan G. Whitney, Town Manager Stuart Beckley, Ware Community TV General Manager Stanley Ciukaj

Absent: Selectman Tracy R. Opalinski, Clerk Mary L. Midura

Meeting Opened by Chairman Carroll

Opening Remarks, Announcements, and Agenda review by Chair

Chairman Carroll noted the new business SubaGuru, formerly Gervais, open and will receive inspection license. He noted that some residents have blown snow into the street, which is illegal. He stated that some gas prices on the MA turnpike were lower than Ware, and requested a letter sent to Ware gas station owners. Selectman Whitney noted \$2.11 in Springfield.

Consent Agenda - none

Scheduled Appearances - none

New Business

- **Request to Forward Zoning Amendment to Planning Board**

Mr. Beckley noted the request to change parcels on South Street from Downtown Commercial (DTC) to Mill Yard (MY) to allow broader industrial use, manufacturing, cultivation of marijuana. Planning Board Chairman Rick Starodoj noted that the request must have a public hearing, then go to town meeting for a vote. Selectman Kruckas has further questions of the owner.

Selectman Kruckas made the motion to table this to January 29, 2019; Selectman Whitney seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Opalinski).

- **Reappointment to Community Development Authority: Tracy Opalinski, Term to Expire June 30, 2021**

Selectman Kruckas noted possible conflicts and selectman on too many boards/committees; Selectman Whitney noted this applies to all Selectmen.

Selectman Kruckas made the motion to table to February 5, 2019; Selectman Whitney seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Opalinski).

- **Set Public Hearing for 7:10 p.m., Tuesday, February 5, 2019 for FY19 CDBG**
Selectman Whitney made the motion to Set the Public Hearing for 7:10 p.m. on Tuesday, February 5, 2019, Amended to February 19, 2019; Selectman Fountain seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Opalinski).

Chairman Carroll noted many open positions in the next election. Nomination papers are available.

Old Business

- **Site Visit Form**

Andrew Choquette, Building Department Assistant, presented information on the Town software Viewpoint. He noted that the software is only utilized at this time by the Building Department. For unkempt properties, the system does tracking, certified mail, and work flow. Records are triggered by the Building Department, and the public can view but not edit information. The license covers the Building Department (including Conservation) only. The system keeps track of notices and monitors completion of workflow steps. The Town paid \$10,000 for current use, and the cost is an additional \$3,000 to add other departments. The site visit form is part of the online system. Selectman Kruckas noted this is more efficient, and Selectman Whitney noted increased transparency. The request for additional funds will be on the March 11, 2019 Special Town Meeting warrant.

- **Discussion to Hire Investigator to Begin Fire Department Reviews**

Chairman Carroll noted there are a couple of investigators to consider, with a question of price. Selectman Kruckas noted that calls have gone out to companies. Selectman Whitney questioned if the full investigation can be done and the need to do it right. Selectman Kruckas noted there is enough money to get started, and the sooner the better. If additional funds are needed, Mr. Beckley noted a placeholder on the Special Town Meeting warrant.

Comments and Concerns of Citizens

Resident Cathy Cascio questioned if the payment has been paid back (fire department); Selectman Whitney explained that the investigation must be done first. Ms. Cascio questioned if the letter from TIF Committee was sent to G & G Medical; Selectman Whitney noted that the TIF Committee has not recently held a meeting.

Town Manager Report

Upcoming dates:

January 24 – Planning Board Meeting – Zoning recommendations

January 24 – East Quabbin Land Trust, Solar Discussion, New Braintree

February 19 – CDBG Public Hearing

The DPW will be removing snow from the Main Street area tonight.

Budgets are due from departments on January 28. Annual reports and Town Meeting articles are due on January 31.

Mr. St. George Sorel will attend the Selectmen's February 5 meeting to update the board on DPW projects.

Grants – The Town is working on several grants. The Community Development Authority held its first hearing on the CDBG application. The preliminary intent is to include social services, housing rehabilitation and a code enforcement position. The Town will file a joint application with Hardwick. The Town is working on two bike trail grants. One will improve the southern sections of the Ware River Valley trail by adding signage, screening and stone dust surfacing. The other will plan the feasibility of trails connecting Ware to Palmer and points east and west. Additionally, the Chicopee Watershed Council is seeking funding to assist with the creation of a Blue Trail which will provide access to the section of the Ware River below the Dam to Thorndike. Finally, the Town will seek funds for a structural survey for the Town Hall from the Massachusetts Historical Commission.

Mass Municipal Association Annual Meeting. The Governor confirmed that the Unrestricted Local Aid will increase by 2.7% for fiscal 2020. For Ware, this means an increase of \$48,000. There was very little discussion of any changes to the formula for Chapter 70, school spending. The Governor's budget will be issued later this week.

Preliminary discussions with Blue Cross Blue Shield (health insurance) and MIIA (liability) indicate that any insurance increase this year will be modest. Specific rates should arrive in early February.

Hot topics include solar growth and creating communities that are designed for all ages, and allowing residents to age in their homes. The social media training was helpful. Additionally, I met with vendors regarding streetlights for Main Street, bylaw updating, and fiscal software.

New Police vehicle. Currently out for installation of lights and accessories.



Selectman Kruckas asked Mr. Beckley the status of the Town Planner position and DPW Director position; Mr. Beckley noted applicants were not adequate, and both positions are now posted on Indeed.com for broader advertising. Selectman Kruckas noted concerns of so much building and development and it is crucial to have a Planning Department with availability. Chairman Carroll suggested other towns may be willing to share a planner.

Selectman Kruckas questioned the heating system status; Mr. Beckley noted the survey, but no Green Communities funds will be available in 2019 due to the LED lights will not be completely installed by January 31st. The installer had to switch out parts. The State showed no sympathy, so the Town must wait to apply again in 2020.

Chairman Carroll asked Mr. Beckley if there are articles submitted for the Special Town Meeting; Mr. Beckley noted there are several submitted articles.

Reporter Jim Russell questioned the audits of departments, start and end dates of the Fire Department audit, are any audits due to suspicions or malfeasance. Selectman Whitney noted that one department would be audited each year, beginning first with the Fire Department as soon as possible, using the \$15,000 appropriated, with decisions how in depth to go. Selectman Kruckas explained that companies will be called to research the costs and depth of proposed audits.

At 7:56 p.m., Selectman Whitney made the motion to Adjourn Regular Meeting to go into Executive Session: MGL Chapter 30A, Section 21(a) #2 Negotiations, #3 Litigation, NOT TO RETURN TO OPEN MEETING; Selectman Fountain seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Opalinski).

Attest: _____

Mary L. Midura, Executive Assistant
Minutes Via Videotape from Ware Community TV



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, February 5, 2019 at 7:00 p.m.

6:30 p.m. Executive Session: MGL Chapter 30A, Section 21(a) #3 Litigation

Meeting Opened at 6:38 p.m. by Vice Chairman Whitney.

Absent: Selectman Carroll

Selectman Opalinski made the Motion to Adjourn Regular Session at 6:38 p.m. to go into Executive Session per MGL Chapter 30A, Section 21 (a) #3 Litigation, TO RECONVENE IN OPEN SESSION by 7:00 p.m.; Selectman Fountain seconded the motion. The motion passed on a roll call vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Selectman John E. Carroll	Absent
Selectman Michael P. Fountain	Yes√
Selectman Keith J. Kruckas	Yes√
Selectman Tracy R. Opalinski	Yes√
Selectman Alan G. Whitney	Yes√

Selectman Kruckas made the Motion to Adjourn Executive Session at 7:04 p.m., TO RECONVENE IN OPEN SESSION; Selectman Opalinski seconded the motion. The motion passed on a roll call vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Selectman John E. Carroll	Absent
Selectman Michael P. Fountain	Yes√
Selectman Keith J. Kruckas	Yes√
Selectman Tracy R. Opalinski	Yes√
Selectman Alan G. Whitney	Yes√

Regular Meeting Minutes – Tuesday, February 5, 2019 at 7:00 p.m.

Present: Selectman Alan G. Whitney, Selectman Michael P. Fountain, Selectman Keith J. Kruckas, Selectman Tracy R. Opalinski, Town Manager Stuart Beckley, Clerk Mary L. Midura, Ware Community TV General Manager Stanley Ciukaj, Interim DPW Director Gilbert St. George-Sorel.

Absent: Selectman John E. Carroll

Meeting Opened at 7:08 p.m. by Vice Chairman Whitney

Opening Remarks, Announcements, and Agenda review by Chair

Selectman Opalinski noted that nomination papers for the April 8, 2019 election are due to the Town Clerk's office on February 19, 2019.

Selectman Whitney noted that Ware Community Theater is preparing for "Arsenic and Old Lace"

Consent Agenda

- **Approval of November 20, December 4, and December 15, 2018 Minutes**

Selectmen Kruckas and Opalinski noted errors in the December 4, 2018 Minutes.

Selectman Opalinski made the motion to approve the November 20 and December 15, 2018 Minutes; Selectman Fountain seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Scheduled Appearances

- **Update: Water Treatment Plant Project – Gilbert St. George-Sorel**

Mr. St. George-Sorel spoke to the Board with an update regarding DPW issues. He noted the discoloration from soluble iron and manganese, at 3 times level of iron causing stains, with manganese as a secondary contaminant. These are oxidized out because of the addition of chlorine for disinfection and potassium hydroxide for corrosion control. The DPW gets many calls, and the town is required to be in compliance with the groundwater rule. The solution of the new treatment facility will remove the iron and manganese using Greensand Plus. The plant has been designed and plans and specifications have been submitted to USDA. Mass DEP issued conditional approval for construction on December 27, 2018; this constitutes a permit to construct the facility, and there will be another inspection prior to the facility actually being brought on line. Mr. St. George-Sorel gave his opinion that the cost will be \$1 to \$1.5million more than the \$6million original estimate budgeted at town meeting. He recommended that the project be bid to see what the actual costs are, and those bids would be reviewed by USDA. He noted enterprise funds with possible \$300,000 indirect and direct costs. He noted a 40 year debt with USDA is now underwritten at a rate of 2.375%. There are also unknowns. Selectman Whitney asked how we could be off by 20%. Mr. St. George-Sorel noted that the project was proposed in 2017, with significant rate and cost increases to the present. Selectman Kruckas noted the old pipes system of the Town; Mr. St. George-Sorel stated the pipes date to 1886 and any improvements will take 2 years to clear up sediment. Selectman Whitney asked how soon the project can start; Mr. St. George-Sorel noted that the contract documents should be prepared during summer 2019, bids received in fall 2019, additional funds appropriated at fall town meeting, work begins spring 2020, work completed summer 2021, plant fully operational fall 2021 or spring 2022. Selectman Kruckas noted that taxes and water bills have increased, but valuations have decreased. Mr. St. George-Sorel state the next logical step is to separate the individual wells from the collection well, as then the wells would pump directly into the system rather than into the collection well. This project would also bring wells 2 and 3 on line, as they were installed in 2014 but never connected. The old wells 2 and 3 would be decommissioned. Mr. St. George-Sorel stated that the Town is moving in the right direction. Selectman Kruckas asked if there were any ways to prevent the rust issues now; Mr. St. George-Sorel noted that chemical sequestration like shocking your pool can help, but only when combined with treating iron and manganese levels. The DPW receives many calls and emails about dirty water, and these solutions have costs.

Mr. St. George-Sorel stated that water bills were sent out with a notice "Important Information About Your Drinking Water – Ware Water Department Did Not Meet Treatment Requirements" to explain that there were not sufficient certified operators from June through November 2018, as the Town is obligated to inform residents. A Notice of Rate Increase also was sent with the water bills. While there was no danger, the Town was not in compliance. The boil order was

issued in September 2018. The Wastewater plant's NPDES permit expired in September and the Town is now operating on an expired permit; Mr. St. George-Sorel is not sure when the Town will receive a new permit. The WWTP was designed in 1978 and constructed in 1983. The Guardian Energy project is ongoing, and new technology added to the aerators to improve efficiency and reduce energy costs. The SSES project (sanitary sewer evaluation) has been completed at a cost of \$320,000. Consultants visited several areas of town to inspect sump pumps and home inflow/infiltration systems, but residents did not have to let them in. The project was to be completed by borrowing on a five year not. The 2015 project to remove solids and drain basins should be addressed now with two warrant articles for the March 11 Special Town Meeting.

Mr. St. George-Sorel also talked about the Main Street Reconstruction Project, now at 100% design with Mass DOT to bid the project in summer 2019. Total design costs to date are \$290,600 from Chapter 90. There are non-participating items to be added such as replace the water services in kind and install sleeves for the Christmas tree poles. Money for non-participating items must be appropriated and set aside to pay MA DOT's contractor, possible at May Annual Town Meeting. Selectman Kruckas asked about a stop light at Town Hall; Mr. St. George-Sorel noted this would be necessary based on the Transportation Improvement Project (TIP) to change signalize wait time to less than 30 seconds. Selectman Kruckas asked Mr. Beckley about the trees which grew too large; Mr. Beckley noted that the new design should use shorter crabapple trees and additional funds of approximately \$7,000 for lights and sprinkler connections, with possible grant to cover some of these costs.

Mr. St. George-Sorel noted the Elm Street Reconstruction Project to replace water and sewer lines and reconstruct the street. He noted that survey and test borings are completed, bids should be received in April, work to begin in May or June, with final paving in fall 2019. Preliminary estimated cost is \$684,200 including a 30% contingency, with possible 5% reduction in contingency as the project gets closer to final design. The water line replacement was paid for out of water enterprise, the sewer line replacement was paid for out of sewer enterprise, the road work was paid out of Chapter 90, and the design is split in thirds. Marjorie, Bond, Lois, Benham, Cummings Street and Laurel Drive were resurfaced under Chapter 90 at a cost of \$264,089.33; the Town receives approximately \$430,000 per year.

Mr. St. George-Sorel stated his thanks to all DPW employees for their cooperation and excellent work since he came on board as Interim DPW Director.

- **Board of Health Concerns – John Desmond**

Mr. Desmond read a letter dated January 31, 2019 to the Board regarding Board of Health issues. He asked the Board to review the presented documentation, and to work with the Town Manager for enforcement. Mr. Beckley confirmed that Attorney Farber is available to assist the Board of Health. Selectman Whitney stated that Mr. Beckley should get the Board of Health and other departments together so that the Board of Health and Building Department can each give their recommendations for solutions to the Board of Selectmen. Mr. Beckley noted that this documentation implies no coordination of departments. Mr. Desmond stated that town manager and departments need to do their jobs. The Board asked Mr. Beckley to bring back recommendations to the March 5, 2019 meeting.

Old Business

- **Request to Forward Zoning Amendment to Planning Board**

Selectman Opalinski noted she would abstain from the vote.

Paul Opalinski, owner of 15 South Street, explained that his property is zoned as DTC since 2012, but was zoned as Industrial in 2004. Mr. Opalinski spoke to former Planner Rueben Flores-Marzan in September 2017 as to how to change this designation. Mr. Opalinski seeks to designate his property as MY (Mill Yard) to allow various uses.

Selectman Kruckas made the motion to forward the Zoning Amendment for 15 South Street to the Planning Board; Selectman Fountain seconded the motion. The motion passed on a vote of 3 Yes (Whitney, Kruckas, Fountain), 0 No, 1 Abstention (Opalinski), 1 Absent (Carroll).

New Business

- **Approval of Change of Manager Application: Gabryel Narutowicz, Inc., Liquor License #03086-RS-1386, Kim M. Trzpit**

Selectman Opalinski made the motion to approve the change of manager application; Selectman Fountain seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 1 Abstention (Selectman Kruckas), 1 Absent (Selectman Carroll).

- **Approval of Change of Manager Application: Aspen Street Rod and Gun Club, Liquor License #00001-CL-1326, David R. Fox, Jr.**

Selectman Opalinski made the motion to approve the change of manager application; Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

- **Approval of Change of Manager Application: Westborough Beverage Corporation d/b/a Walmart #2386, Liquor License #00018-PK-1326, Wendy Hubbard**

Selectman Opalinski made the motion to approve the change of manager application; Selectman Fountain seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

- **Applications to Town Committee to Recommend Legislative Action Regarding Sex Offender Density: Francis Woodward, Joel Pentlarge, Galen Woodward, Dave Kopacz, Jack Cascio, Michael Lowe, Krystal Putnam, Michael Perez, Nicole Griffith**

Selectman Whitney stated that each applicant would have one minute to state his/her qualifications:

The wife of Francis Woodward spoke on his behalf as he had to work tonight, and stated he is a resident of 25 years committed to change and to make things better.

Joel Pentlarge stated he is committed to not reoffend and provides housing, employment to others, is against the sex offender registry, as a landlord he is aware of housing law, and to prevent re-offense, with his letter as his qualifications.

Galen Woodward stated he is a 25 year resident and caught a level 3 offender recruiting children years ago who is still in Bridgewater, and he is part of a group to protect children.

Dave Kopacz stated he is qualified as a parent with a vested interest, has a track record as a public servant and his service to this town.

Jack Cascio noted his degree in social work, worked with disadvantaged youth, and worked with police and the courts.

Michael Lowe was not present.

Krystal Putnam noted she is a licensed social worker with advocacy for the most vulnerable, that she has insight, background in mental health, and worked with victims. She is also a mother of two boys who she wants safe.

Michael Perez noted he is a father of 3, and has a sense of safe environment, not to be preyed upon. He is a former EMT/first responder.

Nicole Griffith stated she is well-educated and majoring in sociology and psychology, and is a parent who wants to uphold the law.

Jason Patrissi stated his work in the correctional system/parole system and he supervises offenders. He noted the need for best practice as the town should know where offenders reside, how to keep residents safe and what to do not to reoffend.

Selectman Opalinski made the motion to appoint Jason Patrissi, Dave Kopacz, Krystal Putnam, and Nicole Griffith; Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Selectman Opalinski made the motion to appoint Dr. DiLeo (schools), Chief Crevier (Police), and Selectman Alan Whitney to the Committee; Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Selectman Opalinski noted that she emailed with Senator Anne Gobi regarding the timeline for filing bills for legislation. Senator Gobi answered the deadline was two weeks ago, but late filed bills would go through a few more steps. Senator Gobi suggested that the committee come up with legislation by late spring early summer. Selectman Opalinski submitted a list of ideas for the Committee's objectives.

- **Set Public Hearing for 7:15 p.m., Tuesday, February 19, 2019: Storage of Flammables License for Ware Senior Living, LLC, 73 South Street**

Selectman Kruckas made the motion to set the Public Hearing for 7:15 p.m. Tuesday, February 19, 2019: Storage of Flammables License for Ware Senior Living, LLC, 73 South Street; Selectman Opalinski seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

- **Accept Resignation from Planning Board Member Christopher Dimarzio**

Selectman Opalinski read Mr. Dimarzio's letter of resignation.

Selectman Kruckas made the motion to accept Mr. Dimarzio's letter of resignation, with regrets and thanks for his years of service to the Town; Selectman Opalinski seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

A joint meeting with the Planning Board will be held on Tuesday, February 19, 2019 to appoint an applicant to the Planning Board, term to expire with April 8, 2019 election.

- **Request to Establish Local Cannabis Committee**

Mr. Beckley noted this was suggested by several residents. The Board requested the committee be made up of 5 citizens, one Selectman, one Planning Board member. When advertised on the Town website, the ad should ask citizens to submit a letter of interest with their qualifications, past or current, knowledge, training and any licenses.

- **Approval of Warrant, Special Town Meeting March 11, 2019**

Mr. Beckley presented the warrant for Board approval and posting. The Board reviewed each warrant article.

Selectman Opalinski made the motion to approve the Warrant for the Special Town Meeting of March 11, 2019; Selectman Fountain seconded the motion. The motion passed on a vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Resident Laurie Whitney asked why some streets do not get cable and internet. Mr. Beckley noted an older quote of \$50,000 from Comcast to bring cable and internet to streets that do not currently have these. Mr. Beckley was asked to bring a quote to the next meeting.

Comments and Concerns of Citizens

Resident Adam Moulton requested the Town to address the lack of road drainage on Sheehy Road – the road is often impassable, with ice too close to his home. The DPW has removed ice, Mr. Moulton has spent hours removing ice, but a culvert is needed.

Resident Laurie Whitney noted the death of Stanley Midura, who formerly worked for the DPW for 20 years. Mr. Beckley also noted that former Town Manager Steven Boudreau died over the weekend.

Resident Brandy Bruso noted the Dog Park calendars are for sale and feature all local dogs, with all proceeds to go to the Dog Park.

Resident Cathy Cascio asked about contributions to the revolving funds.

Town Manager Report

Upcoming dates:

February 11 – CDA CDBG Hearing

February 19 – CDBG Public Hearing at Selectmen's meeting

March 11 – Special Town Meeting

The first of two new DPW trucks arrived yesterday.

The installation of the LED streetlights began today with work on residential streets. The contractor will use up to three trucks per day. Depending on the weather, the installation will take 5-11 weeks.

The demolition and cleanup of the South Street School is well under way. The water department and building department have been attentive to issues raised by dust creation and water discoloration. The Town and contractor have worked with neighbors and Mary Lane on concerns.

The Town received 17 competitive bids for the construction of the Dog Park on Pleasant Street. With funding from the Stanton Foundation (90%), the Friends of the Dog Park donations and Town Meeting, the Project could be completed with the inclusion of the alternates, which are the pavilion shade structures. Work would start in Spring and be completed by mid-summer.

Bylaw Committee Update – The Bylaw committee is meeting every other week. Their first task has been to review the comments created by General Code (codification company) in 2007. When done, the comments will be given to General Code for an update of the bylaws. The Company will then incorporate the changes made since 2007, including consistency with the Charter. The Committee has discussed the project with General Code.

Personnel – The Town has received some applicants for DPW director that the Interim Director and I will review. Very few applicants for the Planner position have been received.

Selectman Kruckas questioned how the Town continues to operate without a Town Planner. Mr. Beckley noted that the PVPC also has had no applicants. Selectman Opalinski stated that Monson has a part-time planner, perhaps the Town could work with him. Mr. Beckley noted he could approach other towns. Resident Andrew Choquette noted that some employees may be willing to train for the position. Selectman Whitney requested an update at the next meeting.

Mr. Beckley noted that Real Estate Taxes were due on February 1, but residents have until Friday to pay without interest.

At 9:20 p.m., Selectman Opalinski made the motion to Adjourn Regular Session; Selectman Kruckas seconded the motion. The motion passed on a roll call vote of 4 Yes, 0 No, 1 Absent (Selectman Carroll).

Attest: _____
Mary L. Midura, Executive Assistant



APPLICATION FOR SPECIAL SERVICE OF
ALCOHOLIC BEVERAGES
MGL CHAPTER 138, SECTION 14
TOWN OF WARE

Name: St. Mary's Church Application Date: 1-28-19

Contact Phone: 413-967-5913 Email: gmeryl@comcast.net

Effective Date(s) of License: March 2, 2019 SATURDAY

Hours of Service (In conformity with MGL): 5pm - 10pm

Event (describe activities): Dinner

Anticipated Attendance: 110

Sponsoring Organization: St. Mary's Social Committee

For Profit: ☐ Beer & Wine (only) Non Profit: All Alcoholic ☐ Beer & Wine ☒

Address (include Street & Number): 60 South Street

Names of All Servers (bartenders) for this event: Steve Kutt & Alan Aubin

Estimated Number of Attendees 100

Crowd Control Manager -

I have received, and agree to abide by, all regulations of the Board of Selectmen. Furthermore, pursuant to MGL Chapter 52C, Section 49A, I hereby Certify under penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and all state taxes required under law.

Signature of Applicant: Rev. Fr. Jeffrey Ballou

Social Security # or Federal I.D.#: 04-220850

Fire Inspection

Date: 2-4-19 Shawn Crevier

Building Inspection

Date: 10/30/2018 Th. Maguire

Date Received: 2/4/2019

Insurance Certificate: 7/1/2019

Application Fee: \$ 30.00

Action Taken: ☒ Approved ☐ Denied

Date: 2-4-19

Police Chief Review and Action

Shawn Crevier
Shawn Crevier, Police Chief

2019-8

TOWN OF WARE
Tuesday, February 19, 2019
7:00 PM Town Hall
126 Main Street, Ware, MA

FY 2019 Ware River Valley CDBG Application

The Towns of Ware and Hardwick (Ware River Valley) are seeking to apply for a regional CDBG grant of up to \$905,000. The application will seek funds for a regional housing rehabilitation program in both towns, an engineering design in Hardwick, funding for a code enforcement program in Ware, and social service programs.

Items needed from the Select Board:

- A motion for authorization to submit the proposed FY2019 Ware River Valley Community Development Fund Grant application to the DHCD in an amount not to exceed \$905,000, and to include funding for the Ware River Valley Regional Housing Rehabilitation Program, Hardwick engineering design, Ware code enforcement, and recommended social service programs.
- A motion for the Chairman of the Board of Selectmen to sign all required forms, documents, and authorizations pertaining to the proposed FY209 Ware River Valley Community Development Fund Grant application.

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, February 19, 2019 at 7:15 P.M., Selectmen's Meeting Room, 126 Main St. Ware.** The purpose of the Public Hearing is to approve application from **Ware Senior Living, LLC, 73 South Street**, for a license to store flammables or combustible liquids, 20,000 gallons propane in UST underground tank. Assessors' Parcel Identification: Map 57 Block 0 Lot 37. 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
January 30, 2019



The Commonwealth of
Massachusetts
City/Town of WARE

Application For License

GIS Coordinates	
72.24225	LAT
42.25498	LONG
License Number	

Massachusetts General Law, Chapter 148 §13

FP-002A
(Rev. 1 2018)

☒ New License ☐ Amended License

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 73 South Street, 57-0-37
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: WARE SENIOR LIVING,LLC.

Address of Land Owner: 162 College Highway, PO Box 363, Southampton< MA 01073

Use and Occupancy of Buildings and Structures: Assisted Living Facility

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments
NA

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50;
Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Propane	Class 1	20,000	Gal	UST

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: 20,000 Gallons

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane) Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers.

(See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: 20,000
List sizes and capacities of all underground containers used for storage: +/- 10' X 45" 20,000 Gallon

Total aggregate quantity of all LP-gas to be stored: 20,000 Gallons

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Christian Boysen, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature  Date- 1/25/19 Name- Christian Boysen

Fire Department Use Only

T. J. Harty Head of the Ware Fire Dept Fire Department endorse this application with my ☐

☒ Approval ☐ Disapproval

T. J. Harty
Signature of Head of the Fire Department

2/1/2015
Date

Recommendations: All MLG + CMD; As Applicant

Midura, Mary

From: Christian Boysen <cboysen@optimusseniorliving.com>
Sent: Wednesday, February 06, 2019 11:11 AM
To: Midura, Mary
Subject: Ware Senior Living Propane Permit
Attachments: ApprovedSignedOriginalPermit-190201.pdf; AbuttsMailReceipts_1of3.pdf; AbuttsMailReceipts_2of3.pdf; AbuttsMailReceipts_3of3.pdf

Hi Mary-

The Fire Chief signed the Application and it is attached.

Also attached are the certified mailing receipts, and thank you for preparing the abutters' mailings.

See you on the 19th,
Christian

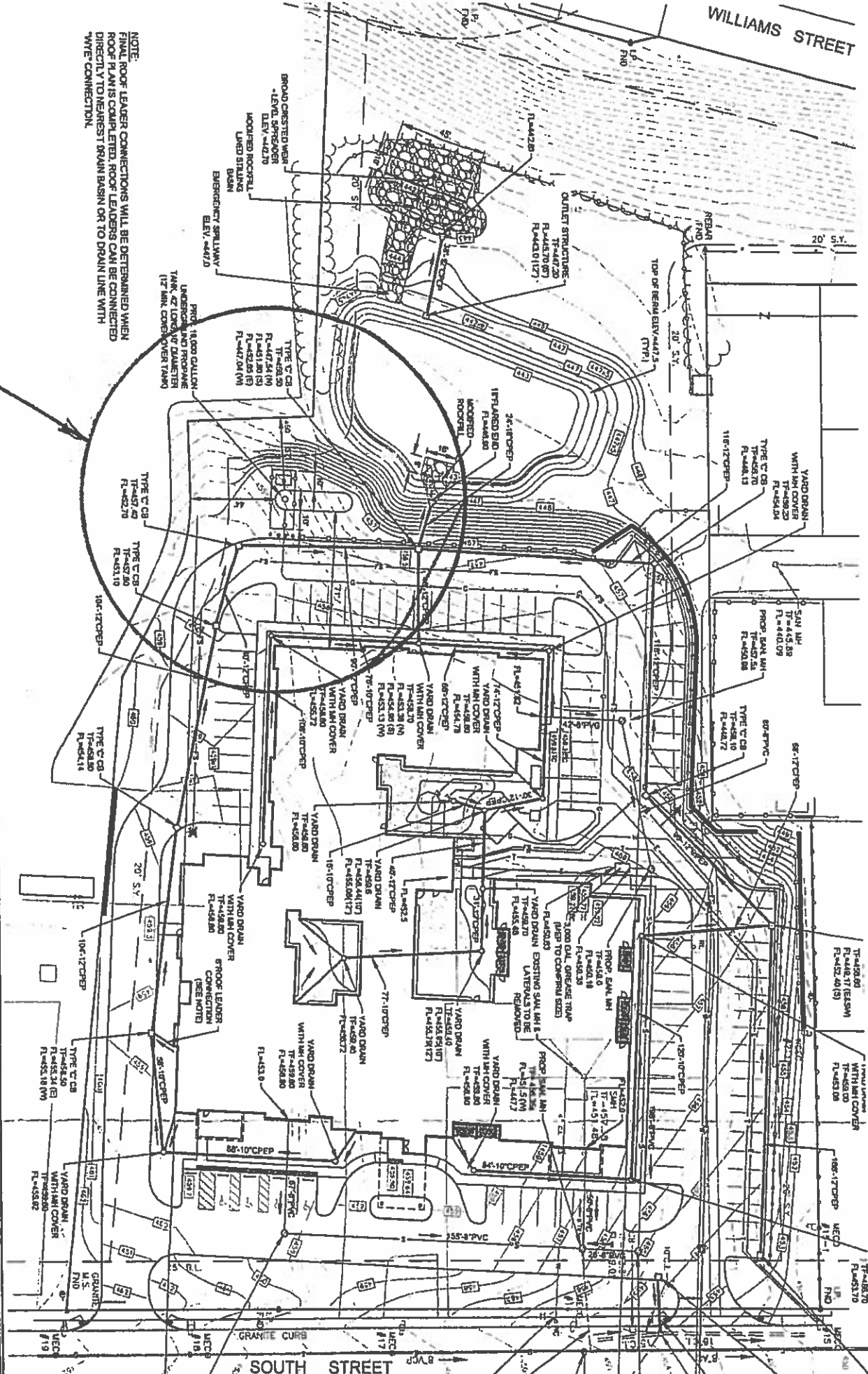
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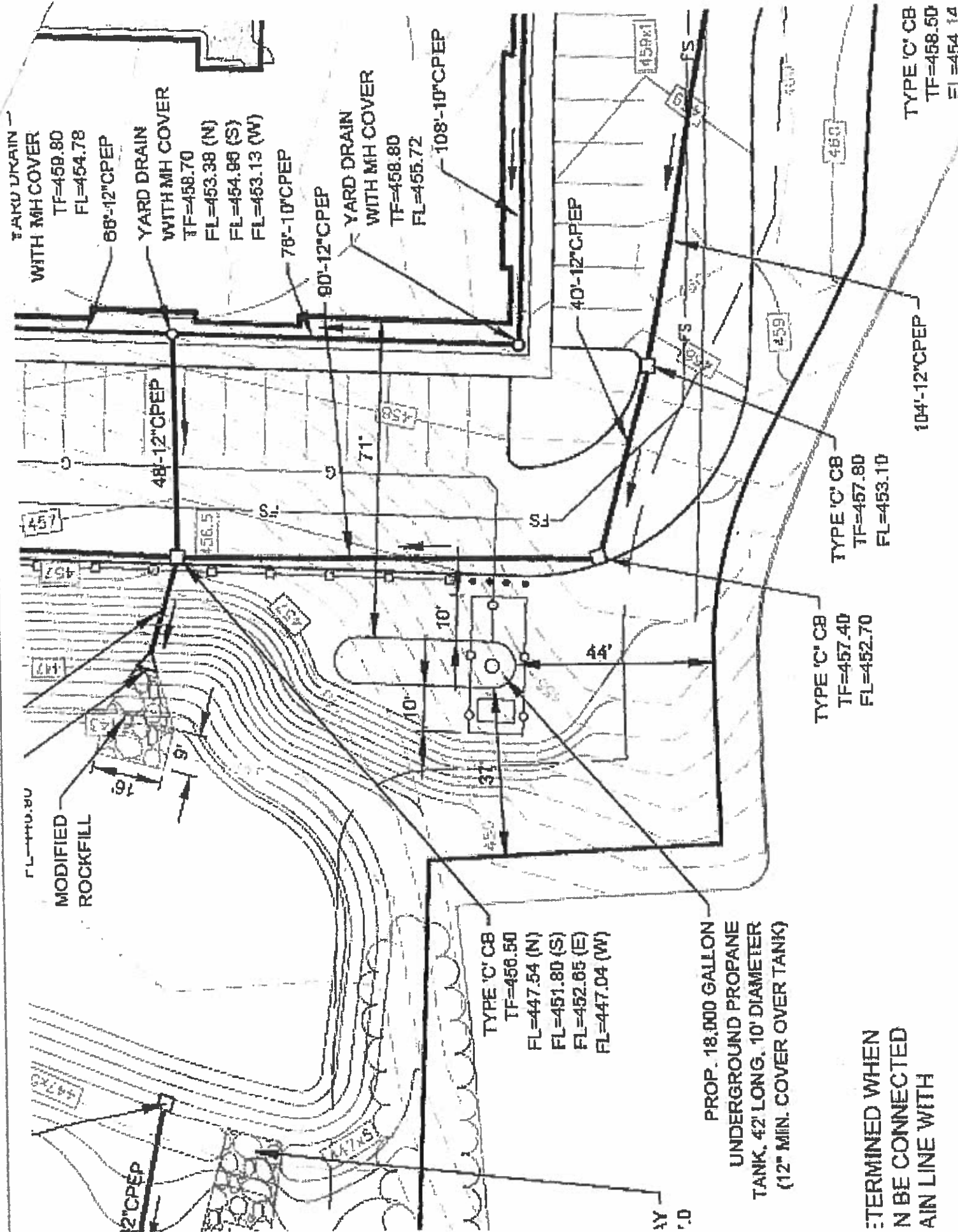
K. Christian Boysen

OPTIMUS SENIOR LIVING
cboysen@OptimusSeniorLiving.com
Mobile: 413.221.9669
162 College Highway PO Box 363
Southampton, MA 01073

WILLIAMS STREET

NOTE:
FINAL ROOF LEADER CONNECTIONS WILL BE DETERMINED WHEN
ROOF PLAN IS COMPLETED. ROOF LEADERS CAN BE CONNECTED
DIRECTLY TO NEAREST DRAIN BASIN OR TO DRAIN LINE WITH
WYE CONNECTION.





DETERMINED WHEN
 N BE CONNECTED
 AIN LINE WITH



TOWN OF WARE

BOARD OF ASSESSORS

126 MAIN STREET, TOWN HALL, SUITE G

WARE, MASSACHUSETTS 01082-1336

TEL: (413) 967-9648X179 FAX: (413) 967-4227

January 22, 2019

**Board of Selectmen
126 Main Street
Ware, MA 01082**

**RE: 73 South Street
Map 57, Lot 37**

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property that are immediate and across the street abutters of the above-captioned property requested by Christian Boysen for the purpose of a license to store propane.

I certify the attached Abutters List to be true and complete to the best of my knowledge.

Respectfully,

Theodore P. Balicki

**Theodore P. Balicki
Chairman**

TPB/laj

Enclosure

Town of Ware
Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
53-0-18	85 SOUTH ST	MARY LANE HOSPITAL ASSOCIAT	C/O BAYSTATE WING	40 WRIGHT ST	PALMER	MA	01069
54-0-33	76 SOUTH ST	KIELY ROSS K	KIELY JANET C	3011 NE HOYT ST UNIT B	PORTLAND	OR	97232-3497
54-0-34	78 SOUTH ST	ROSE THEODORE D	ROSE KATHLEEN J	78 SOUTH ST	WARE	MA	01082
56-0-125	20 YALE AV	SHIOSKY JENNIFER R		20 YALE AV	WARE	MA	01082
56-0-127	24 CLIFFORD AV	VADNAIS JOSEPH J	VADNAIS MARCIA	24 CLIFFORD AV	WARE	MA	01082
56-0-128	34 WILLIAM ST	LEMON RAYMOND A JR		34 WILLIAM ST	WARE	MA	01082
56-0-129	40 WILLIAM ST	ARCHAMBAULT LILLIAN		40 WILLIAM ST	WARE	MA	01082
56-0-130	31 33 WILLIAM ST	GOYETTE RICHARD R		2080 PALMER RD	THREE RIVERS	MA	01080-1322
56-0-131	21 WILLIAM ST	CEMBURA DAVID W	CEMBURA KAREN M	21 WILLIAM ST	WARE	MA	01082
56-0-140	MONROE ST	WARE HOUSING AUTHORITY		20 VALLEY VIEW	WARE	MA	01082
56-0-152	14 WILLIAM ST	ANDREWS DARREN		14 WILLIAM ST	WARE	MA	01082
56-0-153	23 CLIFFORD AV	MLYNARSKI JEFFREY A	BATES DAWN M	23 CLIFFORD AVENUE	WARE	MA	01082
57-0-33	66 SOUTH ST	CEBULA FUNERAL HOME INC		66 SOUTH STREET	WARE	MA	01082
57-0-36	74 SOUTH ST	COOPER BRENDA L		74 SOUTH ST	WARE	MA	01082
57-0-38	67 SOUTH ST	MC CRYSTAL BEVERLY ANN A/K	GOODROW RONALD H	67 SOUTH ST	WARE	MA	01082
57-0-41	10 CLIFFORD AV	DELPINO MAXIMILIAN C	MURPHY RYAN P	10 CLIFFORD AVE	WARE	MA	01082
57-0-42	14 CLIFFORD AV	O'KANE STEPHEN M		14 CLIFFORD AVE	WARE	MA	01082

Parcel Count: 17

End of Report

85 SOUTH ST	53-0-18	14 WILLIAM ST	56-0-152
MARY LANE HOSPITAL ASSOCIATION	LUC: 0934	ANDREWS DARREN	LUC: 101
C/O BAYSTATE WING		14 WILLIAM ST	
40 WRIGHT ST		WARE, MA 01082	
PALMER, MA 01069			
76 SOUTH ST	54-0-33	23 CLIFFORD AV	56-0-153
KIELY ROSS K	LUC: 104	MLYNARSKI JEFFREY A	LUC: 106
KIELY JANET C		BATES DAWN M	
3011 NE HOYT ST UNIT B		23 CLIFFORD AVENUE	
PORTLAND, OR 97232-3497		WARE, MA 01082	
78 SOUTH ST	54-0-34	66 SOUTH ST	57-0-33
ROSE THEODORE D	LUC: 104	CEBULA FUNERAL HOME INC	LUC: 031
ROSE KATHLEEN J		66 SOUTH STREET	
78 SOUTH ST		WARE, MA 01082	
WARE, MA 01082			
20 YALE AV	56-0-125	74 SOUTH ST	57-0-36
SHILOSKY JENNIFER R	LUC: 101	COOPER BRENDA L	LUC: 013
20 YALE AV		74 SOUTH ST	
WARE, MA 01082		WARE, MA 01082	
24 CLIFFORD AV	56-0-127	67 SOUTH ST	57-0-38
VADNAIS JOSEPH J	LUC: 101	MC CRYSTAL BEVERLY ANN A/K/A GOODROW BEVERLY	LUC: 104
VADNAIS MARCIA		GOODROW RONALD H	
24 CLIFFORD AV		67 SOUTH ST	
WARE, MA 01082		WARE, MA 01082	
34 WILLIAM ST	56-0-128	10 CLIFFORD AV	57-0-41
LEMON RAYMOND A JR	LUC: 101	DELPINO MAXIMILIAN C	LUC: 101
34 WILLIAM ST		MURPHY RYAN P	
WARE, MA 01082		10 CLIFFORD AVE	
		WARE, MA 01082	
40 WILLIAM ST	56-0-129	14 CLIFFORD AV	57-0-42
ARCHAMBAULT LILLIAN	LUC: 101	O'KANE STEPHEN M	LUC: 104
40 WILLIAM ST		14 CLIFFORD AVE	
WARE, MA 01082		WARE, MA 01082	
31 33 WILLIAM ST	56-0-130		
GOYETTE RICHARD R	LUC: 105		
2080 PALMER RD			
THREE RIVERS, MA 01080-1322			
21 WILLIAM ST	56-0-131		
CEMBURA DAVID W	LUC: 101		
CEMBURA KAREN M			
21 WILLIAM ST			
WARE, MA 01082			
MONROE ST	56-0-140		
WARE HOUSING AUTHORITY	LUC: 970		
20 VALLEY VIEW			
WARE, MA 01082			

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: WARE HOUSING AUTHORITY
Street: 20 VALLEY VIEW
City, State: WARE, MA 01082

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: ANDREWS DARREN
Street: 14 WILLIAM ST
City, State: WARE, MA 01082

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: CEBULA FUNERAL HOME INC
Street: 66 SOUTH STREET
City, State: WARE, MA 01082

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: MARY LANE HOSPITAL ASSOCIATION
Street: C/O BAYSTATE WING
City, State: 40 WRIGHT ST PALMER, MA 01069

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: ROSE THEODORE D
Street: ROSE KATHLEEN J
City, State: 78 SOUTH ST WARE, MA 01082

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$6.85	

Sent To: SHILOSKY JENNIFER R
Street: 20 YALE AV
City, State: WARE, MA 01082

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PORTLAND, OR 97232

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: KIELY ROSS K
Street and: KIELY JANET C
City, State: 3011 NE HOYT ST UNIT B
PORTLAND, OR 97232-3497

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: DELPINO MAXIMILIAN C
Street and: MURPHY RYAN P
City, State: 10 CLIFFORD AVE
WARE, MA 01082

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WARE, MA 01082

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: O'KANE STEPHEN M
Street and: 14 CLIFFORD AVE
City, State: WARE, MA 01082

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WARE, MA 01082

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: MC CRYSTAL BEVERLY ANN AKA GOODROW BEVERLY
Street and: GOODROW RONALD H
City, State: 67 SOUTH ST
WARE, MA 01082

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: MLYNARSKI JEFFREY A
Street and: BATES DAWN M
City, State: 23 CLIFFORD AVENUE
WARE, MA 01082

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To: COOPER, BRENDA L
Street and Apt. No., or PO Box No.: 74 SOUTH STREET
City, State, ZIP+4: WARE, MA 01082

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WARE, MA 01082

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To VADNAIS JOSEPH J

Street and VADNAIS MARCIA

City, State 24 CLIFFORD AV WARE, MA 01082

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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WARE, MA 01082

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To LEMON RAYMOND A JR

Street and 34 WILLIAM ST

City, State WARE, MA 01082

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

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Sent To ARCHAMBAULT LILLIAN

Street and 40 WILLIAM ST

City, State WARE, MA 01082

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1970 0000 1541 2321

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WARE, MA 01082

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To CEMBURA DAVID W

Street and CEMBURA KAREN M

City, State 21 WILLIAM ST WARE, MA 01082

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To GOYETTE RICHARD R

Street and 2080 PALMER RD

City, State THREE RIVERS, MA 01080-1322

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1/29/2019

Dear Stuart Beckley and the Board of Selectman,

For those of you who don't know me, My name is Edward Murphy, I have been serving on the town planning board for just about two years as the alternate. With Chris Dimarzio's resignation, a seat on the board has been vacated. As a board member who has voted on matters in Chris' previous absence and one who has steadfastly attended all meetings of the board, I would like to be taken into consideration to fill his spot until town elections. I have routinely made it my goal to do what I can for my adoptive hometown and to make it a better place for my 4 children to grow up. I think I have a firm understanding of what it takes to not only sit in front of the public when we have their approval, but also when things aren't moving in the direction we'd all like. I have seen the ebb and flow of town politics and would like to continue to stand up for the town when it matters most. Thank you for your consideration and I look forward to running for this seat either as the incumbent or as challenger come town elections this spring.

Thank You,

Edward Murphy

66 Old Poor Farm Rd.

Ware, Ma 01082

Midura, Mary

From: Beckley, Stuart
Sent: Thursday, February 07, 2019 5:23 PM
To: Midura, Mary
Subject: FW: Planning board representative to cannabis committee

From: Josh K [mailto:jkusnierz@hotmail.com]
Sent: Thursday, February 07, 2019 4:17 PM
To: Beckley, Stuart <sbeckley@townofware.com>
Cc: Richard Starodoj <rstarodoj@gmail.com>; Mosso, Judith <JMosso@townofware.com>
Subject: Planning board representative to cannabis committee

Stuart,

I would like the opportunity to be the planning board's representative to the Cannabis committee. If you could please forward my interest to the board of selectmen, if needed for the appointment.

Josh Kusnierz

Ware Planning Board
PVPC Commissioner
Town of Ware, Tree Warden

"Bloom where you are planted"

"I speak for the trees, for the trees have no tongues." ~ Dr. Seuss

"Only when the last tree has died, the last river has been poisoned, and the last fish has been caught will we finally realize we cannot eat money." ~ Cree Proverb

Midura, Mary

From: Beckley, Stuart
Sent: Friday, February 08, 2019 11:03 AM
To: Midura, Mary
Subject: FW: Cannabis Committee

-----Original Message-----

From: Rick Lotuff [mailto:rick@lotuff.com]
Sent: Friday, February 08, 2019 10:51 AM
To: Beckley, Stuart <sbeckley@townofware.com>
Subject: Cannabis Committee

Hi Stuart,

I just noticed the town is looking to form a committee for Cannabis. This is a great idea!

I have been thinking about how we can transform the town in the coming years and really build out the Mill Yard and create an amazing space that would create a significant draw to the town. I believe we can utilize a lot of the space in the Mill Yard as a green space like parks and recreation along the river front. I would love to share my vision with you and the town and see if we can create something truly special. Create something that other towns would emulate. I believe the environment on the River Front would be difficult to duplicate by other towns. I believe the fact that our family owns two of the prime parcels in the Mill yard closest to Main Street and our family history with the town I would serve as a benefit to the Board. I have a lot access to people who have been in the business that would be a good sounding board for me to review projects with.

I am traveling next week to Colorado and California to meet with some experienced growers and developers who have interest in our site and have experience in this area and are excited about coming to Ware to see the potential. I believe I would be a great asset to a board and I would also recommend Andrew Stoddard as he has a wealth of knowledge on the Cannabis Grow side, Manufacturing and Education.

The key to success is focusing on quality product and creating a quality experience. I truly believe I would be an asset to this committee. I also know that swift action will be the cornerstone to success. The faster we can push these permits and plans together the greater the advantage we will have on the other towns who have not moved quickly.

Lets build something we can all be proud of. I would love to help move this along. Let me know if there is a time available to sit and review some thoughts.

Sincerely,

Rick Lotuff
Cedar Roots LLC
50 East Main Street
Ware, Ma 01082.

Midura, Mary

From: Beckley, Stuart
Sent: Monday, February 11, 2019 5:15 PM
To: William St. Croix
Cc: Midura, Mary
Subject: RE: cannabis committee

Thank you Bill. We will forward to the Selectmen for consideration for appointment.

Stuart

From: William St. Croix [mailto:onpointsolutions1@gmail.com]
Sent: Monday, February 11, 2019 4:46 PM
To: Beckley, Stuart <sbeckley@townofware.com>
Subject: cannabis committee

Hi Stewart,

I wanted to reach out today and offer my participation on the cannabis committee in the town of Ware. I have a long list of qualifications that will serve well on the committee. Here is a list of some past experience that will help contribute to the panel. I wanted to keep it brief for now and can provide more details upon request.

Here are some to start;

- Several years as HVAC/R service and install technician with a strong focus on controlled environment and specific environmental conditions for research/development and educational laboratories.
- Strong background in electrical systems and safety, high and low voltage.
- Background in site development, planning and construction; residential, commercial/industrial and agriculture/greenhouse.
- Organic soil and plant biology enthusiast with basic knowledge in chemistry.
- Local farmer who has participated in USDA organic program several years.
- Resident of Ware and area over 10 years
- Cannabis cultivation consultant with experience on East and West coast.
- Cannabis extraction and value added products consultant with many years experience.
- State registered cannabis caretaker.
- Experience with and strong knowledge of Massachusetts state cannabis laws.
- Active participant in Massachusetts cannabis law reform and advocacy over 20 years.
- Familiar and aware of state of cannabis industry and advocate of high ethical standards and positive community impact.
- Assisted and consulted with many towns on cannabis bylaws and zoning.

Thanks,
Bill St. Croix
236 Church st Ware Ma,01082
617-470-6452