



Board of Selectmen

**Ware Town Hall, Meeting Room, 126 Main Street
Regular Meeting Notice Agenda – 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

Opening Remarks, Announcements, and Agenda review by Chair

Consent Agenda

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

Scheduled Appearances

- **Update: Water Treatment Plant Project & DPW – Gilbert St. George-Sorel**
- **Board of Health Concerns – John Desmond**

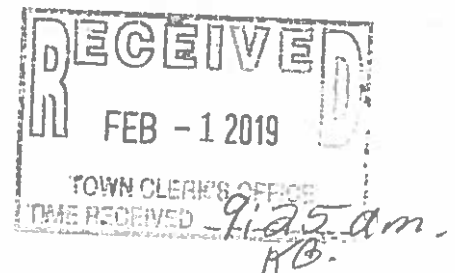
Old Business

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

New Business

- **Approval of Change of Manager Application: Gabryel Narutowicz, Inc., Liquor License #03086-RS-1386, Kim M. Trzpit**
- **Approval of Change of Manager Application: Aspen Street Rod and Gun Club, Liquor License #00001-CL-1326, David R. Fox, Jr.**
- **Approval of Change of Manager Application: Westborough Beverage Corporation d/b/a Walmart #2386, Liquor License #00018-PK-1326, Wendy Hubbard**
- **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



- **Set Public Hearing for 7:15 p.m., Tuesday, February 19, 2019: Storage of Flammables License for Ware Senior Living, LLC, 73 South Street**
- **Accept Resignation from Planning Board Member Christopher DiMarzio**
- **Request to Establish Local Cannabis Committee**
- **Approval of Warrant, Special Town Meeting March 11, 2019**

Comments and Concerns of Citizens

Town Manager Report

Adjournment



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Minutes – Tuesday, November 20, 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 those affected in northern California by the fires.

Rick Starodaj, Planning Board Chairman, noted the November 26 meeting to reconsider the Ecos special permit, with the public hearing closed, and possible procedural error. Selectman Kruckas stated that the meeting and December 5 meeting should be recorded with a town attorney present. He questioned why Mr. Beckley was not in the room at the last Planning Board meeting; Mr. Beckley noted he was in the hall due to the crowded room.

Resident Kristen Rosenbeck noted the Main Street Stroll on December 8 from 10 am – 2 pm. with events at Main Street businesses for kids, decorations and Santa.

Consent Agenda

- **Retroactive Approval: One-Day Liquor License: St. Mary's Church, Saturday, November 17, 2018**
- **Special Event Permit: Holiday Flair, Friday, November 23, 2018**
- **Approval of One-Day Liquor Licenses: Workshop 13, Saturday, December 1, Sunday, December 16, and Friday, December 21, 2018**
- **Special Event Permit: Ware Tree & Wreath Stroll, Saturday, December 8 & Sunday, December 9, 2018**

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

Scheduled Appearances

- **Chief Crevier: FT Police Officer Appointment**

Chief Crevier introduced Officer Corey Rogowski.

Selectman Whitney made the motion to approve the appointment of Officer Rogowski to Full Time Police Officer; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Chief Crevier noted that the parking ban is now in effect. Sidewalks must be shoveled; two officers have been assigned duty to ticket violators of the sidewalk bylaw.

Old Business - none

New Business

- **Green Communities Annual Report Signature**

Mr. Beckley stated five categories for permitting, solar, wind, efficiency, and stretch code for new lights, Quaboag Connector vehicles. Mr. Sydla and the Town Accountant compiled the report. Selectman Opalinski questioned open space; Mr. Beckley noted Grenville Park and Memorial Field. He stated the goal is 20% within 5 years, including waste water plant and schools, with designs by February 2019, boilers replaced in summer 2019, and windows in summer 2020. Selectman Carroll thanked Mr. Sydla for his extensive work on this project.

Selectman Opalinski made the motion to approve the annual report of Green Communities; Selectman Fountain seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Appointment to Ware Cultural Council: Christina J. Higney, Term to Expire November 20, 2021**

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

- **Recommendations: Plowing and Sanding Unfinished Subdivision Roads – Winter 2018-2019**

Selectman Opalinski made the motion to approve the expenditure of Town funds and to direct the DPW to manage sanding and snow and ice removal on the private section of Walter Drive and on the private roads Coldbrook Drive, King George Drive, Hillside Terrace, Lee Road and Williston Drive during the winter of 2018/19; Selectman Whitney seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Selectman Whitney made the motion that, UPON THE REMOVAL OF OVERGROWN BRUSH, to approve the expenditure of Town funds and to direct the DPW to manage sanding and snow and ice removal on the private roads within the Isabella Ridge subdivision (Wildflower Drive and Briar Circle) during the winter of 2018/19, provided that in the event that icing on the roadway occurs, the DPW is directed to stop snow and ice removal operations at which point the owner of the private road shall be fully responsible for all snow and ice removal operations; and furthermore that the Town accepts no responsibility or liability with regard to the modified drainage structure at 12 Wildflower Drive; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Selectman Kruckas made to motion to direct the DPW to NOT perform any sanding, snow, or ice removal operations on Belair Drive and High Meadow Lane during the winter of 2018/19 unless sufficient repairs are made to the satisfaction of the DPW Director; Selectman Whitney seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

- **Purchase and Sale, South Street School**

Mr. Beckley presented the agreement, including a reverter agreement. The projected closing will be November 30, 2018

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

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

Selectmen first considered Cultivation & Manufacturing – Andrew Stoddard represented Primo Co., LLC, and stated the company hopes to open at 44 East Main Street. There will be no retail operations, but manufacturing only with infusion products, in a very controlled setup. The hope is to expand following CCC guidelines, bring jobs and revenue to the Town. The location is near the present Berkshire Blanket. The number of employees hired will be dependent on approval from CCC, with approximately 20 parking spaces. Mr. Beckley noted this would help the infrastructure of the mill yard.

Selectman Whitney made the motion to approve the HCA with Primo Co., LLC; Selectman Kruckas seconded the motion. The motion passed on a vote of 4 Yes, 1 No (Selectman Carroll).

Selectmen heard from the following proposed Retail applicants:

Herbal Pathways, LLC

Ken Crowley, Ann Marie Belair represented the company, a woman-owned, operated, managed with approximately 12 employees located at 14 West Street. For the proposed opening, arrangements would be made to shuttle people from parking lots. Other locations in operation are in Washington, Colorado, Maine and Massachusetts.

Resident Kim Ring questioned the location and parking, and the building is not handicapped accessible. Resident Cathy Cascio noted there are many other possible locations with better parking.

Curaleaf Massachusetts, Inc.

Patrik Jonsson, Steve Chaisson represented the company and distributed a printout overview. Curaleaf is based in Wakefield, MA with 29 sites operating in 12 states, including 2 medical stores. The proposed location is 124 West Street with amenable parking and to employ 20, including security guards. Mr. Jonsson has reached out to police chiefs in other towns regarding operations and detailed rules. Delivery would be GPS tracked twice a week. The company plans to partner with the Town to help veterans and has donated to Angels for Answers and annual donations to local organizations.

NewCann Group, LLC

David Rabinovitz, Beth Goldstein, David Coffey, Dr. Edward Kaiser represented the company. The company does not yet have a proposed location. The proposal includes incubator, economic development, small business and a social equity program to differentiate from others. The company has discussed possible locations with Ruben Flores-Marzan, Director of Planning and Development, and with Chief Crevier. The location size may be determined if the incubator is for Ware or regional. The focus would be on retail with small manufacturing staff.

Resident William St. Croix objected to revenue leaving this state.

Selectman Kruckas noted that the Director of Planning and Development should have attended this meeting. Selectman Opalinski stated that one company is more organized with a very clear agreement. Selectman Kruckas stated that more research should be done with the Town Planner.

Selectman Whitney made the motion to table to December 4, 2018; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Comments and Concerns of Citizens

Resident Cathy Cascio noted that the Board had a big choice to make, and stated her interest in the Planning Board meetings of November 26 and December 5.

Resident William St. Croix questioned the cultivation rights of Section 3 of state law and conflict with town bylaws. He noted restrictive rules and 22 points of definition, and he questioned why the Planning Board does not consult Cannabis Control Commission.

Selectman Kruckas stated that the December 5 meeting should be attended by the Planning Director. Mr. Beckley noted that the zoning amendment process includes comments at a public hearing, and then based on what is proposed will be what goes to Town Meeting. Mr. Beckley noted the CCC website is very informative. Selectman Kruckas stated the need to bring in those who would buy local. Mr. Beckley noted that the Zoning bylaw is a tool of the Master Plan vision of the Town. Planning Board Chairman Rick Starodoj noted that a public hearing is scheduled, as there was no Fall Town Meeting.

Town Manager Report

Upcoming dates:

November 23 – Ware Flair, 5:30 Main Street

December 4 - Tax Classification Hearing

December 8- Downtown Stroll, 10-2

The Town Clerk's office oversaw a very successful Election Day. Thank you to all who voted. The Town will complete paperwork to recoup the cost of two weeks of Early Voting.

The DPW has mailed the quarterly water bills. Though short-staffed, this was completed successfully with the assistance of other departments and the Senior Volunteer Program.

33 Vigeant Street. The Town, with the assistance of PVPC, received an acceptable quote for the removal of the debris at 33 Vigeant Street. With Block Grant funds, the project was awarded to Associated Building Wreckers and should be completed within 2-3 weeks. The cost is just under \$25,000.

Lee Road. Attached is a plan and an agreement for the Selectmen to consider and approve. This plan provides for approved lots along Lee Road, a public way, which does not provide access suitable for Town maintenance and plowing. Under the agreement, the property owner will provide \$14,000 for the Town to use on materials and equipment to prepare a road for access. At the DPW Director's recommendation, drainage and plowing easements and utility easements are also provided. Work would be completed next Spring.

Planning Board. The Planning Board will hold a meeting on Monday, November 26 to clarify and possibly reconsider their vote on the solar project off Monson Turnpike. The Planning Board will also hold a public hearing December 5 on the proposed zoning bylaw changes related to solar, agricultural marijuana, language changes, and use table amendments.

The Bylaw review committee will hold a meeting on December 4.

Thank you to the many workers under the guidance of the Rotary Club and Decorating committee who help install the holiday decorations for this Friday.

Selectman Kruckas questioned the progress of the solar project at the old landfill; Mr. Beckley noted the repair of leachate and the 2.39 megawatt project may be reduced to 2 megawatt, and if credits, to be built in Spring 2019. Selectman Kruckas questioned the proposed solar behind Teresa's Restaurant and two others, and would these have tax or PILOT programs; Mr. Beckley noted investors prefer PILOT programs. Selectman Opalinski noted that some communities outsource collections for tax and water and sewer bills. Selectman Kruckas questioned the DPW Director position; Mr. Beckley noted the job posting is on the Town website and hopes to have a new Director by the end of January 2019.

At 8:51 p.m., Selectman Whitney made the motion to Adjourn Regular Session to go into Executive Session per MGL Chapter 30A, Section 21(a) #2 Negotiations, #3 Litigation, 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 Alay G. Whitney	Yes ✓

Attest: _____
Mary L. Midura, Executive Assistant

The next Board of Selectmen meeting will be held on Tuesday, December 4, 2018 at 7:00 p.m.



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. A resident of 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. Resident Kim Ring noted that Leicester has police details to cover the increased traffic. She also noted that any business should have handicapped access, public bathrooms, and 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. A woman representing Herbal Pathways stated they are looking for a new location. David Rabinowitz of NewCann stated they are talking to the owners at 142 West Street with a goal to have an incubator for the town economy. A representative of Curaleaf also noted they are looking at 142 West Street. Selectman Kruckas questioned Selectman Opalinski on her contact with Curaleaf, and suggested she should recuse herself from this vote. Selectman Opalinski noted she contacted several applicants to ask questions. Town Planner Rueben Flores-Marzan noted that the Planning Board will soon discuss Zoning amendments to make an informed process for these facilities.

Selectman Opalinski made the motion to approve a Host Community Agreement with Curaleaf Massachusetts, Inc.; Selectman Whitney seconded the motion. 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. <i>Main Street project is at 75% design. Decision on lighting will be needed.</i> 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 –
Saturday, December 15, 2018 at 9:00 a.m.**

Present: Selectman Whitney, Selectman Kruckas, Selectman Opalinski, Assessor Ted Balicki, Assessor Devin Peterson

Absent: Selectman Carroll, Selectman Fountain, Assessor Gerry Fountain

Vice-Chairman Whitney opened the meeting at 9:00 a.m. and read the public hearing notice.

- **Tax Classification Hearing**

Public Hearing Notice:

Town of Ware – Tax Classification Hearing

The Ware Board of Selectmen will conduct the tax classification hearing on Saturday, December 15, 2018 at 9:00 a.m. in the Selectmen's Meeting room at Town Hall, 126 Main Street. At the hearing the Board of Selectmen will consider tax policy options including (1) whether to have a single or split tax rate and (2) whether to allow an open space discount, a residential exemption, and a small commercial exemption. The Selectmen will receive comments from interested taxpayers at the hearing, or taxpayers may provide written comments to the Board at 126 Main Street, Ware, MA 01082.

Due to posting requirements, this hearing replaces the hearing held on December 4.

Selectman Kruckas made the motion to approve the Tax CIP shift 1.00; Selectman Opalinski seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectman Carroll, Fountain).

At 9:03 a.m., Selectman Kruckas made the motion to adjourn; Selectman Opalinski seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Selectman Carroll, Fountain).

Beckley, Stuart

From: Metcalf, Judy
Sent: Thursday, January 24, 2019 3:13 PM
To: Beckley, Stuart; Midura, Mary
Cc: Barlow, Betty
Subject: Requesting Agenda Appointment on next available meeting of the BoS

At their meeting of January 9, 2019, the Board of Health voted unanimously to inform the Board of Selectmen of long standing difficulties we face in code enforcement activities in Town. The Board also voted for member John Desmond to represent the Board of Health before a meeting of the Board of Selectmen on this topic. Please let me or Betty know the date and time of the appointment and we will forward to Mr. Desmond. Additional, this office will have a package of information along with an overview letter for Mr. Desmond appointment. We will provide that information to your office in advance of the meeting.

In addition, Mr. Desmond (as a resident) will also be speaking to the Board about congruent issues such as fiscal and staff management, maintaining infrastructure, attracting new homeowners to Ware, etc.....

Judy Metcalf, RS., CHO.
Director of Public Health
Quabbin Health District
413-967-9615
jmetcalf@townofware.com

Serving the Board of Health of the Towns of Belchertown, Ware, and Pelham



MEMORANDUM

To: Board of Selectmen
Stuart Beckly, Town Manager

From: Judi Mosso, Assistant to the Director, P&CD

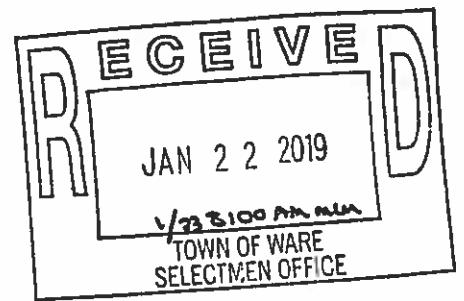
Subject: Zoning change

Date: January 11, 2018

JPM

At the January 2, 2019 Planning Board meeting, the Board voted to recommend to the Select Board to put forth the change of 4 parcels at 15 South Street (57-0-64, 57-0-65, 57-0-66, and 57-0-67) from the Downtown Commercial (DTC) district to the Mill Yard (MY) district.

Francis Woodward
23 Homecrest ave
Ware, ma 01082
1-22-2019



Dear Stuart Beckley

I am interested in being appointed as a member of the ad-hoc Committee to Recommend Legislative Action Regarding Sex Offender Density.

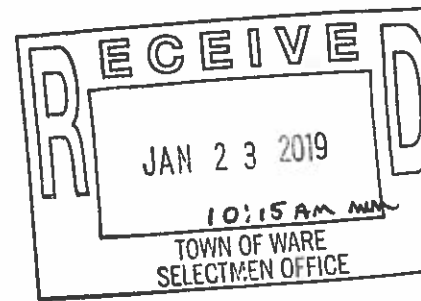
I have been a resident of Ware for 25 years. I went to Ware public schools as a child now I am a father of 2 young children. I have become aware of the very large number of level 3 sex offenders in our community.

More needs to be done to address the issue of the ever growing number of sex offenders in our community. The only way to make a change is to step up and acknowledge the issue and work together to solve the issue. We shouldn't have to worry about our children playing at a park, playing in our yards and wonder who our neighbors are. This issue hits close to home for me, it is important to me to have a voice in this matter.

I would like to help make Ware a better and safer place for everyone.

Sincerely: *Francis Woodward*

Joel Pentlarge
48 Church St.
Ware, MA 01082
Telephone:
Email:



January 16, 2019

Stuart Beckley,
Town Manager,
126 Main Street,
Ware, MA 01082

Re: Request to serve on the Town of Ware
ad-hoc Committee to Recommend Legislative
Action Regarding Sex Offender Density

Dear Mr. Beckley,

I am requesting to be appointed to the Town of Ware's Ad Hoc Committee to Recommend Legislative Action Regarding Sex Offender Density. Please submit my name and this letter to the selectmen for their consideration.

I am uniquely qualified to ensure that this committee fairly represents and considers the views and concerns of all members of the Ware Community, because I am a level 3 registered sex offender, and I am a landlord who is willing to rent to other persons on the sex offender registry.

In 2000 I pled guilty to five counts of statutory rape on four boys who each was fifteen years old at the time we engaged in consensual sex. I served three and a half years in prison. At the conclusion of my prison sentence, I was civilly committed to the Massachusetts Treatment Center in Bridgewater as a sexually dangerous person. On January 26, 2006, I was released from the Treatment Center, after a jury determined that I was not sexually dangerous.

In 1976 I graduated from New England School of Law. Although I am disbarred from the practice of law since the year 2000, and I do not presume to give any one legal advice, but the knowledge and experience that I have remain useful. After graduating from law school my first job was with Valley Human Services setting up a legal aid office here in Ware, which I ran for five years, until the funding for legal services was cut at the time Ronald Regan was elected in 1980. I then went into private practice here in Ware and at the same time began buying and rehabbing apartment buildings here in Ware.

I have previously served the Town of Ware for approximately ten years as the Chairperson of the Conservation Commission and the Zoning Board of Appeals.

From 2006 to 2010 I was actively involved with the Criminal Justice Policy Coalition and served as its interim executive director for about a year and a half. The Criminal Justice Policy Coalition is a non-profit organization which advocates for humane and effective criminal justice policies, including policies to successfully reintegrate former sex offenders on release from prison into the community in ways that allow them to lead productive law abiding lives.

Since 2010 I have purchased and rehabbed the following properties:

14-18 Park Street. This vacant building had major fire damage and after foreclosure its copper plumbing had been stripped out by thieves. Repairs included new plumbing, new heating systems, upgraded electrical, and new roofing. It now has four apartments.

46-48 Church Street. This vacant building after foreclosure was stripped of its copper plumbing and some of its wiring. Repairs included new plumbing, roofs, upgraded wiring, and all new replacement windows.

35 Aspen Street. Before foreclosure this vacant building was stripped of its cast iron radiators and copper plumbing by its owner to support his heroin addiction. Repairs included new plumbing and a new heating system.

1 Doane Road. This vacant building suffered fire damage and was condemned. A local bank foreclosed, but then abandoned its mortgage concluding that the property was unmarketable. There was approximately \$14,000 in outstanding real estate taxes which I paid as part of the purchase price. Repairs included repair of the fire damage and new roofing and flooring.

31-33 Pulaski Street. The building at 31 Pulaski Street was vacant and condemned. Repairs included updating the wiring, and plumbing and replacing the entire floor including the joists in the kitchen.

97 West Main Street. This single family house was vacant for 20 years. Repairs included new roofing, plumbing, wiring, flooring, replacement windows and heating. I sold this house to a family which now occupies it.

I hope that the selectmen will seriously consider this request for appointment to the ad hoc committee.

Sincerely,

Joel Pentlarge



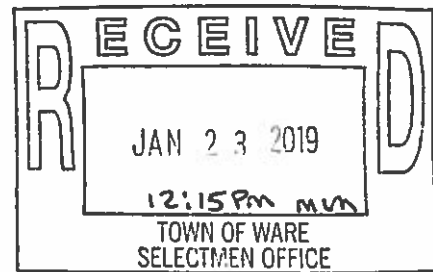
Dear Stuart Beckley

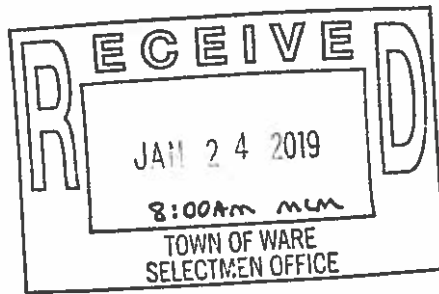
My name is Galen Woodward. I am 57 years old and a resident of Ware for approx. the past 25 years. I have raised 3 sons in Ware and have 5 grandchildren who currently live in Ware. I live at 27 Otis Ave. and would like to be considered for appointment to the Committee to Recommend Legislative Action Regarding Sex Offender Density.

Thank You



Last modified: 11:43 AM





January 23, 2019

Ware Board of Selectmen
126 Main St.
Ware, MA 01082

David Kopacz
221 Osbourne Rd.
Ware, MA 01082

Greetings

Subject: (LOI) Sex Offender Study Committee Appointment

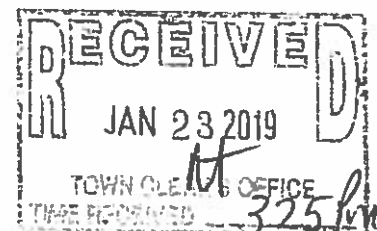
I am writing to you today in regards to the public notice looking for volunteers on a new committee to study and propose new Sex Offender legislation.

I would like to express my sincere interest in seeking appointment and ultimately serving on this particularly important committee.

Please feel free to contact me if you have any further questions or comments.

Sincerely,

David Kopacz

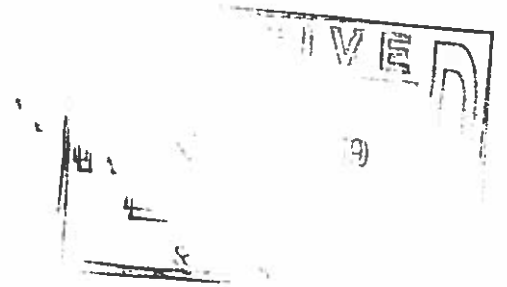
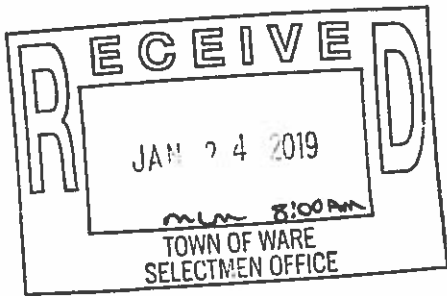


CC: Personal File

To Whom This may concern, 1-23-19
I am interested in seeking an appointment
to the pending sex offender study committee

95 Church St
Ware, MA

Thank you,
Jack Casar



Dear Ware Board of Selectmen,

The purpose of this letter is to inform you of my intent in being appointed to the sex offender review committee.

As a resident of Ware for the past 20 years, I feel that I am well qualified for this position. I am the parent of two school age children, which I believe gives me a unique perspective in this area. I have served on the 9/11 Memorial Project Committee, and I was responsible for the welding and metal fabrication for that project with the help of the local Boy Scouts Troop 281, I was the welding merit badge instructor.

I am very concerned with the wellbeing for the town of Ware, and it is the reason that I would be a good choice for selection to the Committee. I would appreciate your consideration of my appointment to this position.

I can be reached at [REDACTED] to discuss any questions that you may have.

Thank You for your consideration,

A handwritten signature in black ink, appearing to read "Michael P. Lowe". The signature is written in a cursive style with a long, sweeping tail on the last letter.

MICHAEL P. LOWE
126 GREENWICH ROAD

To:Stuart Beckley

Town Manager

126 Main Street

Ware, MA 01082

Dear Mr. Beckley,

I was made aware of the Committee to Recommend Legislative Action Regarding Sex Offender Density position the other day and took an interest right away. I was a resident in Ware from 2012-2014. I am now a home owner on Clifford Ave.

I am a licensed social worker, with a career working with foster children and families. Many of the children whom I have served have sexual abuse histories and are still living and coping with the trauma they have endured. I work hard to ensure that child have stability in their lives.

This position interests me because I feel as though I can offer valuable insight into the impact of victim's lives. I also care greatly about the town, and the safety of those who reside in it, especially children. I have two boys of my own.

This position and committee can make a great turn around for this town. I would greatly appreciate the opportunity to be a part of this. Thank you for considering me for this position, and I look forward to speaking with you.

Sincerely,

Krystal Putnam, LSW

9 Clifford Ave.

Ware, MA 01082

January 23, 2019

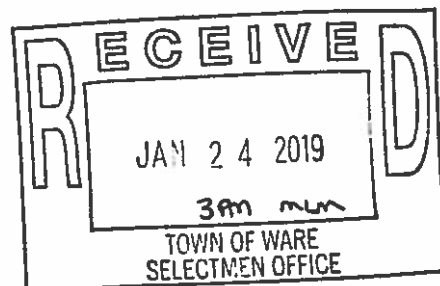
Dear Board of Selectmen,

I am writing this letter to state my interest in being considered for the appointment to the sex offender committee. I have been a resident of Ware for over two years. Since that time I have volunteered in the community with my son during the holiday seasons. I have two school aged children and I take responsibility for their safety as well as the safety of future generations. I would like to be considered for the committee to continue ensuring today's youth grow up in a safe neighborhood.

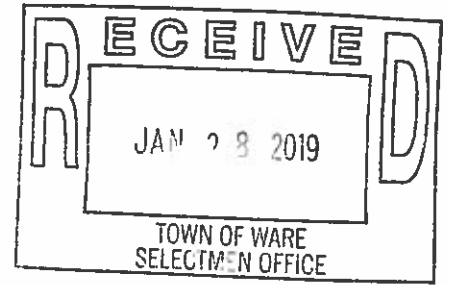
Thank you for your consideration,



Michael Perez
23 Sorel Road
Ware, MA 01082



Nicole M Griffith
123 W Main St
Ware, MA 01082



Mr Beckley and Selectman,

I am writing to you today to show interest in being a part of the Sex Offender Committee. As a Ware resident, I am incredibly concerned regarding the copious amount of sex offenders in Ware. Based on statistical data, this area has the most sex offenders per capita than any other community within the state of Massachusetts and regulations should be in place to ensure the safety of our children.

As a mother and tax payer, we need to create and uphold rules and regulations such as making sure addresses are correct, updating online resources and data accessible to residents, and following through with any and all deviations from state law regarding these dangerous offenders. It is our duty as mothers and fathers, grandfathers and grandmothers...cousins, sisters and brothers, to make sure our children are safe. This means making sure sexual based offenses are made clear on the registry and they are adhering to the law regarding contact with children.

Thank you for taking the opportunity to read my letter. Ware is a wonderful place to live. My family and I have been residents for almost two years. We moved to Massachusetts from Kentucky so that our children may be afforded a top-notch education and so they may enjoy a wonderful New England childhood...just like we did. It is important to keep our children safe from predators and I hope to be able to contribute in some way. Thank you for your time.

Regards,

Nicole M Griffith



TOWN OF WARE, MASSACHUSETTS
OFFICE OF THE TOWN CLERK
126 MAIN STREET, STE. F, WARE, MASSACHUSETTS 01082

NANCY J. TALBOT
TOWN CLERK

January 17, 2019

Town of Ware
Planning Board &
Board of Selectmen
126 Main St.
Ware, MA 01082


Dear Board Members:

I am in receipt of the resignation of Planning Board Member Christopher DiMarzio, effective immediately. A copy of the letter is attached for your records.

Per MGL Chapter 41 § 11 the Planning Board must give notice to the Board of Selectmen within one month of the vacancy, who with the Board of Selectmen and the remaining members of the Planning Board will fill this vacancy by roll call vote (presumably at the Selectmen's Meeting). The person appointed shall be a registered voter of the town and will perform the duties of office until the next Annual Town Election - April 8, 2019.

Mr. DiMarzio has been a member of the Planning Board for more than twenty years and should be congratulated for his service to the town.

Sincerely,


Nancy J. Talbot
Town Clerk

cc: 2019 Resignation File

✓

Jan 17th 2019

Nancy Talbot

Town Clerk

Ware MA.

Dear Nancy,

Please be advised that after careful consideration I have decided to resign my post as planning board member. Those who know me know this decision didn't come easy, but for now it is the right one.

I thank all who have placed their trust in me over the last 20 something years. I consider my tenure on the board over that time a privilege and appreciate being given the opportunity to serve the community. I can only hope that I, more times than not, have lived up to their expectations. Regretfully I will miss working with my fellow board members and the rest of the gang who either work for or volunteer their time to our town government and civic groups. To them all I say "keep up the good work", I know sometimes it can be hard, but I have always believed there is no greater impact a person can have on their own lives than sharing their energy and talents within the community they call home.

Respectfully

Chris Dimarzio

A handwritten signature in black ink, appearing to read "Chris Dimarzio", with a stylized flourish at the end.