



Board of Selectmen Ware Town Hall, 126 Main Street, Meeting Room

Meeting Minutes

Tuesday, March 7, 2017 at 7:00 p.m.

Present: Selectman Carroll, Selectman Desmond, Selectman Talbot, Selectman Fountain, Selectman Whitney, Stuart Beckley, Mary Midura, Stanley Ciukaj

Meeting Opened by Chairman Carroll at 7:00 p.m. There was a moment of silence to honor the deaths of Richard Seveney, former Ware High School Principal and teacher in the Ware Public Schools, Edward Lavella, former co-owner of Snow's Restaurant and Cemetery Commissioner for the Town of Ware, and Gloria Jordan, co-owner of Ware Foundry.

Opening Remarks, Announcements, and Agenda review by Chair - none

Consent Agenda

- Approval of Meeting Minutes of February 21, 2017, October 18, 2016, November 1, 2016, and November 15, 2016

Selectman Talbot moved approval of the above minutes; Selectman Fountain seconded. The motion passed unanimously (5-0).

Comments and Concerns of Citizens

- Citizen Comments RE: Pleasant Street speed and sign

Resident Mr. Jackson questioned the process for hiring the new police chief, and stated his hopes that the town would give preference to young, good officers in the town. Selectman Carroll noted that there is an internal list and an external list, and the best candidate will be considered. Resident Phil Hamel also stated his hopes that the town would promote from within the police department. Resident Cathy Cascio noted that the best candidate who will lead the department should be hired.

Ms. Cascio noted she is not running for selectman, and noted her pride as a citizen for the honor shown this past week by the Town of Ware and residents for Pfc. Brian Ordiorne and his family. Ms. Cascio questioned grants used for firefighter positions; Mr. Beckley noted that the department cannot be reduced while using a grant. Ms. Cascio questioned a police department vacancy; Mr. Beckley noted that the proposed 2018 budget does not currently fill this position.

Resident Lynn Kinner, 106 Pleasant Street, spoke of speeding, 6 accidents, and need for a speed sign on Pleasant Street. Mr. Kinner noted that the 25 MPH sign is attached to a telephone pole at present. Mr. Kinner noted extensive damage to his property, including a town fire hydrant, due to a recent accident. Mr. Kinner noted that police have not issued a BOLO and have not enforced the speed limit. Selectman Carroll offered his property to set up a speed trailer.

Scheduled Appearances

- **7:05 p.m. Healthwise Foundation, INC, Letter of Non-Opposition, Public Discussion**

Mr. Beckley noted that the company withdrew the application tonight. Judy Metcalf, Board of Health Director, noted that this application situation points out that the town should develop local regulations as this issue continues to be on the radar and there should be community controls on location, advertising, and impact to the town. Selectman Desmond noted that this should be discussed with legislators and educate the public on regulations. Resident Dar Sojka quoted from the Town Master Plan regarding substance abuse and security concerns. Resident Mr. Jackson questioned if the application can be re-submitted; Mr. Beckley noted that applicants can still apply, but the Planning Board talked with Ruben Flores-Marzan regarding language modeled as liquor sales. That language would have to be approved at a Town meeting. Selectman Talbot noted that the new regulations would not be ready in time for the May 8, 2017 town meeting. Resident Roy St. George questioned if the moratorium could be brought up at the next town meeting; Selectman Carroll indicated that could be done.

Old Business

- **Disposition of South Street School**

Mr. Beckley stated there is interest in the property, and if put out as RFP, bids would have to be returned by April 14, 2017 and acted upon by April 18, 2017. Mr. Beckley noted that the Board may consider a demolition permit in the RFP.

Michael McCarthy and Christian Boysen of Optimus spoke to the Board regarding their interest in building a senior living facility such as Arbor Village or Coldbrook Village. The 100 bed facility would be self-contained, with independent living, assisted living, and memory care living facilities. Discussion with BMLH regarding land parcel between to be sold as part of this development. The facility would be for working middle class and private pay. The business plan would bring approximately 50 new jobs for a four-story facility. The plan would also be to take down the existing building and ask for a TIF.

Selectman Carroll stated his hopes that this works out for the benefit of the town. Selectman Talbot noted that all plans must conform per Chapter 30B.

Resident Roy St. George noted the positive economic impact to the town, families will visit, it may boost real estate, and may help keep the hospital here.

Resident Cathy Cascio noted that this area has lacked a facility for dementia.

Planning Board member Chris DiMarzio noted that the Planning Board has had discussions regarding this proposal.

Selectman Talbot thanked Mr. McCarthy and Mr. Boysen for considering Ware for this project.

Selectman Desmond moved to approve the request of the Town of Ware to apply for a demolition permit; Selectman Talbot seconded. The motion passed unanimously (5-0).

Selectman Desmond moved to approve the issuance of a request for proposals for the sale of the property; Selectman Talbot seconded. The motion passed unanimously (5-0).

- **Vote of Revocation of License No. 00029-RS-1326 – Annual All Alcoholic Restaurant, JHN Enterprises, Inc. d/b/a Snow’s Restaurant, 136 Pleasant Street, Ware, MA (licenses/permits not paid, real estate taxes outstanding), and revocation of Common Victualler License, Entertainment License, and Automatic Amusement Devices License**

Mr. Beckley noted that the correct process to give notice to the licensee has been tracked. There are outstanding taxes and liens still due on the property.

Selectman Talbot moved to **REVOKE Annual All Alcoholic Restaurant, JHN Enterprises, Inc. d/b/a Snow’s Restaurant, 136 Pleasant Street, Ware, MA, and to REVOKE Common Victualler License, Entertainment License, and Automatic Amusement Devices License; Selectman Whitney seconded. The motion passed unanimously (5-0).**

- **Update of RT’s Welding Fabrication & Auto Repair, Inc.**

Selectman Talbot moved to postpone discussion to **March 21, 2017 at 7:05 p.m.; Selectman Whitney seconded. The motion passed unanimously (5-0).**

New Business

- **Request to change Tax Restriction, Workshop 13**

Chris DiMarzio noted the culture of Workshop 13 and the robust board of directors with many offerings of events for the community. The next step would be to purchase the building under the non-profit status of Workshop 13, and this would give potential to many grants. Workshop 13 is a benefit and value to the community. Mr. DiMarzio also offered to pay for the recording of the lifting of the deed restriction. Resident Cindy LaBombard spoke in favor of this request as Workshop 13 has been a great boost to music, theater and education. Resident Jack Cascio spoke in favor of the beautifully restored building, Open Mic nights, entertainers like James Montgomery, and stated that “Workshop 13 has been compared to the nightlife of Northampton”. Resident Carol Zins spoke in favor of this request, noting that there was no tax base in the past use as a church. Resident Tracy Opalinski spoke in favor of this request on behalf of the WBCA.

Selectman Desmond moved to remove the deed restriction; Selectman Talbot seconded. The motion passed unanimously (5-0).

- **Planning & Community Development: Request for Subordination**

Mr. Brad DiMiero appeared before the Board to request subordination for the full \$42,000, stating that he has already put \$20,000 into home improvements.

Selectman Desmond move to approve request for subordination of \$5,000 as recommended by Planning & Community Development; Selectman Talbot seconded. Mr. DiMiero stated that was not what he understood to be done.

Selectman Desmond withdrew his motion; Selectman Talbot withdrew her second.

Selectman Talbot moved to table this item, applicant should consult Planning & Community Development Office; Selectman Whitney seconded. The motion to table passed unanimously (5-0).

- **Request to Open Warrant for Special Town Meeting**
- **Request to Open Warrant for Annual Town Meeting**

Selectman Talbot moved to open the Warrant for Annual Town Meeting May 8, 2017 and to open the Warrant for Special Town Meeting May 8, 2017, to begin March 7, 2017 and to close at 12:00 p.m. March 30, 2017, review on April 4, 2017; Selectman Desmond seconded. The motion passed unanimously (5-0).

- **Approval of One-Day Liquor Licenses for Workshop 13 – Saturday, March 18, Friday, March 24, Friday, April 7, Saturday, April 8, Friday, April 21, 2017**

Selectman Talbot moved approval of the one-day liquor licenses as noted; Selectman Desmond seconded. The motion passed unanimously (5-0).

- **Request for Intermunicipal Agreement/Joint Meeting – Town of Hardwick**

Mr. Beckley explained that this is a request from Ware Fire Department for the Ware Board of Selectmen to meet with Hardwick Board of Selectmen to discuss WFD providing of ambulance service to Hardwick. Fire Chief Coulombe noted that this would charge an upfront fee for service. Chief Coulombe noted many area towns working together in Regionalization to provide needed services. Resident Cathy Cascio stated that this town should take care of its own and not use budget money for other towns, also noting ambulance transport restrictions and cost factor to the town. Chief Coulombe noted that the ambulance previously transported 24/7, but was told by the Board of Selectmen to only do transports from 8:00 am – 5:00 pm. Mr. Beckley noted that WFD already provides service to Hardwick, and this fee should cover the cost to the town. Regionalization would benefit both towns. Ambulance funds are offset by ambulance receipts. Mr. Beckley was asked to set up a meeting with Ware and Hardwick Boards of Selectmen.

Town Manager Report

Mr. Beckley noted that the Board is invited to the Pathfinder Budget Meeting on Wednesday, March 15, 2017 at 7:00 pm. All departments, veterans, State and Local officials and residents did a wonderful job paying tribute to Private First Class Odiorne. The Town is extremely grateful for the support.

The RFP for solar power on Robbins Road landfill and Banas property will be advertised on March 15, 2017.

The IAC has received a proposed premium increase of 14.7%. Most towns have at least a 10% increase. The IAC has a representative from each of the eight unions and retirement, and employees work very hard to keep costs down. The Town, through its consultant, will seek quotes from three other insurance carriers.

Resident Phil Hamel asked if there had been any noise complaints from the solar panels; Mr. Beckley noted there had been a power surge at the facility and Comcast was working on the issue. Resident Mr. Jackson questioned what happens after the 20 year life of the panels; Mr. DiMarzio noted that the Planning Board had a clause for discontinuance and disposal.

Mr. Beckley noted the Attorney General's office conducted a conference call which the Town and the Quaboag Valley Community Development Corporation participated in. There are possible programs through the AG which would apply to the removal of decrepit buildings such as 73 West Main Street; this is a very long process.

Town Manager: Stuart Beckley
sbeckley@townofware.com

Mr. Beckley gave the Board of Selectmen copies of the Preliminary Budget that was submitted to the Finance Committee. A full copy with department proposals will be available on Monday.

Ware Community Television has filmed a 26 minute informational video with Jac Piatrassi and John Zienowicz to introduce the Quaboag Connector. The video will air at 6:00 pm beginning March 8, 2017 and will run Monday through Friday for two weeks.

A Selectmen's Candidates Forum will be held on Saturday, March 25, 2017 at 10:00 am at Ware Town Hall in the Selectmen's Hearing Room. There are five candidates for the two available selectmen's seats in the April 10, 2017 Annual Election. The debate will be a question and answer format. It will be shown live and residents are welcome to attend. Residents are also encouraged to send questions to Ware River News Editor Eileen Kennedy at ekennedy@turley.com as she will be asked the questions of the candidates.

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

Selectman Talbot moved to Adjourn Regular Session at 8:49 p.m., to move into Executive Session per MGL Chapter 30A, Section 21 (a) #3, Litigation, **NOT TO RECONVENE IN OPEN SESSION**; Selectman Whitney seconded. The motion passed on a Roll Call Vote of 5 Yes, 0 No:

John E. Carroll	Yes√
John A. Desmond	Yes√
Michael Fountain	Yes√
Alan G. Whitney	Yes√
Nancy J. Talbot	Yes√

Attest: Mary L. Midura
Mary L. Midura, Executive Assistant