



Board of Selectmen

Ware Town Hall, Meeting Room, 126 Main Street

Regular Meeting Notice Agenda – Tuesday, September 25, 2018 at 7:00 p.m.

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

Meeting Opened

Opening Remarks, Announcements, and Agenda review by Chair

Consent Agenda

- **Approval of August 21, 2018 Minutes**

Scheduled Appearances

Old Business

- **Car Dealer Renewal Documents, Add Condition: Business Operations in Ware Only**
- **Review of Marijuana Regulations**
- **Review of Fire Department Audit RFP**
- **Approval of Purchase and Sale, Pleasant Street**

New Business

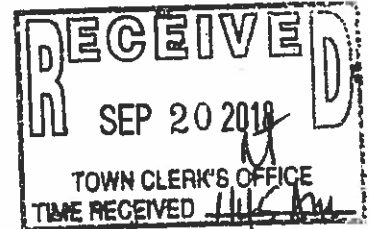
- **Request by Chief Crevier: Civil Service List**
- **Discussion with Fire Chief - Inspections**
- **Application for Sewer Abatement: Cherry Street Realty Trust, 17-23 Cherry Street**
- **Appointment: Delegate Alternate to PVPC**
- **Consideration of Order – 33 Vigeant Street**
- **Bargaining Unit Contract Approval**
- **School Regionalization Study Proposal**

Comments and Concerns of Citizens

Town Manager Report

Adjournment

The next Board of Selectmen meeting will be held on Tuesday, October 2, 2018 at 7:00 p.m.





Board of Selectmen
Ware Town Hall, Meeting Room, 126 Main Street
Regular Meeting Minutes – Tuesday, August 21, 2018 at 7:00 p.m.

Meeting Opened
Opening Remarks, Announcements, and Agenda review by Chair

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

Consent Agenda

- **Approval of Minutes of July 10, 2018, July 24, 2018 and August 15, 2018**

Selectman Whitney made the motion to approve the Minutes of July 10, July 24 and August 15, 2018; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Scheduled Appearances

- **Discussion with Ruben Flores-Marzan, Director, Community Development & Planning**
Mr. Beckley introduced Ruben Flores-Marzan, and noted that the Board requested more contact with the Director of Community Development & Planning. Mr. Flores-Marzan stated there have been three meetings with farmers to discuss marijuana for recreational, medicinal, hybrid and cultivation. The zoning bylaw is a process, and the Cannabis Control Commission has regulations. The involvement of farmers is complex, but the department has information in the office and on the town website. Selectman Kruckas asked when the three meetings were held; Mr. Flores-Marzan answered May, June and July, with an internal meeting, and another with Farmbug.

Selectman Kruckas asked Mr. Flores-Marzan about a possible moratorium on solar facilities, to create regulations in rural residential, setbacks, etc. Mr. Flores-Marzan noted solar regulations have been in effect since 2012, and in the Zoning Use Table. The department has been proactive on this issue with a planning analysis done several months ago. Six projects have been approved by the Planning Board. Not all acres are useable due to topography, wetlands, etc. Ware has 21,207 acres, but only 43 acres for panel installation or 0.2 % in the town. Mr. Flores-Marzan noted that sometimes persons do not have ownership, but are looking for inventory. The ideal area has no vegetation, such as the landfill. Mr. Flores-Marzan stated that recommendations for a solar moratorium should be carefully considered. Selectman Kruckas questioned the benefits per acre; Mr. Flores-Marzan noted that is a question for the Assessors' office, not his area of expertise. Selectman Kruckas questioned the benefits versus the benefits of a house; Mr. Flores-Marzan noted his role is not finance. Selectman Whitney questioned the benefits of taxable land on the last approved solar project; Mr. Beckley noted that the tax is \$14,000 per megawatt. The Monson Turnpike Road project is 1.4 megawatt, equal to \$21,000 in taxes. Selectman Kruckas questioned the \$21,000 tax versus proposed 54 houses, and asked how solar provides more tax revenue. Mr. Beckley noted that solar farms do not have children and do not need police, fire or other

town services.

Selectman Kruckas asked Mr. Flores-Marzan what his main role is: Mr. Flores-Marzan noted his main role is to plan for the future of the Town, understand opportunities in place, with decisions to obtain social and economic benefits for the town. Selectman Kruckas questioned how many grants Mr. Flores-Marzan had written in 2017. Mr. Flores-Marzan answered that he has written two grants, but also his role is to attract private development. Mr. Flores-Marzan noted that a philosophical consideration is that a grant is one-time injection of dollars, while private investment secures for the town a multi-year source of revenue and jobs. Both grants and private investment are important for the town.

Chairman Carroll noted the scheduled public hearing time, and requested Mr. Flores-Marzan remain to continue this discussion after the public hearing.

- ~~7:10 p.m.~~ **7:12 p.m. Public Hearing: Application for New Wine & Malt \$15 Package Store License, Hans & Hans, Inc. d/b/a Hans Craft Beer & Convenience Mart, 30 West Main Street**

Bharat Hans was present for the application. He stated that the proposed convenience store would be located at 30 West Main Street, with craft beer, lottery, cigarettes, convenience items, and EBT. Selectman Opalinski questioned the limited parking. Mr. Hans noted some public parking in front, with anticipated foot traffic. Selectman Kruckas questioned that Mr. Hans' family owns the Ware Package Store at 51 Main Street; Mr. Hans noted this would be his first time owning a business.

Dan Bruso, manager of Bruso Liquor Mart, Inc. at 144 Main Street, voiced his objections as an abutter, stating that "someone in this room tipped off the applicants", and the applicants re-did the paperwork just 4 days prior to this hearing. He stated that this application is illegal as Chapter 138, Section 15 notes ownership "directly or indirectly" involved, and asked who leased and negotiated the property. He stated that the mother owns 51 Main Street building. Bharat Hans stated he would be full owner of this business, with his father's experience to help him get started. Mr. Bruso objected and stated the Board of Selectmen should not approve this application. Mr. Satnam Hans stated his wife is not a director in the 51 Main Street business, and his son deserves to create his own business – his son has a new concept and has visited breweries. Mr. Bruso argued that the applicant must disclose all direct or indirect interests, and by the law cannot own another license. He stated it is obvious these individuals are circumventing the law.

Chairman Carroll recognized Mary Midura to speak to Mr. Bruso's objections. Ms. Midura stated that Mr. Bruso visited her with his objections, but refused to put his concerns in writing. She informed the applicant of the objections of Mr. Bruso, as the applicant has the right to know of any objections to the application. Ms. Midura stated that she called Mr. Bruso this morning, as a courtesy, to inform him that the paperwork had been changed, but is in proper order and meets the legal advertisement as published. Ms. Midura stated that if Mr. Bruso would like to put his objections in writing, she will be happy to include those objections in the packet if this application is approved tonight and mailed to the Alcoholic Beverages Control Commission (ABCC). Ms. Midura noted that, if the Board does not approve this application, the applicant has the right to appeal the Board's decision to the ABCC.

Chairman Carroll noted there are several types of businesses in the town, with room for more. Bharat Hans noted his business is only wine & malt, whereas Mr. Bruso's business has a full liquor license.

Selectman Kruckas made the motion Not to Approve the Application for a New Wine & Malt \$15 Package Store License, Hans & Hans, Inc. d/b/a Hans Craft Beer & Convenience Mart, 30 West Main Street. Selectman Kruckas cited his concerns of the conflict of changed paperwork, parking issues,

and objections of an abutter; Chairman Carroll asked for a second to the motion.
There was no second to the motion. The motion failed.

Selectman Whitney made the motion to Approve the Application for a New Wine & Malt §15 Package Store License, Hans & Hans, Inc. d/b/a Hans Craft Beer & Convenience Mart, 30 West Main Street; Selectman Opalinski seconded the motion. The motion passed on a vote of 4 Yes, 1 No (Selectman Kruckas).

Selectman Whitney made the motion to Approve 16C for the Application for a New Wine & Malt §15 Package Store License, Hans & Hans, Inc. d/b/a Hans Craft Beer & Convenience Mart, 30 West Main Street; Selectman Opalinski seconded the motion. The motion passed on a vote of 4 Yes, 1 No (Selectman Kruckas).

- **Discussion with Ruben Flores-Marzan, Director, Community Development & Planning (continued from above)**

Selectman Opalinski asked if the Town policy on rural solar similar to surrounding communities and would there be need to change or alter existing policies? Mr. Flores-Marzan noted that there has been some animosity in residents who feel that solar is encroaching on their way of life by reducing the amount of vegetation – many come to rural areas for scenery, less traffic and quieter lifestyle. The technology has been developing to move panels in certain ways to cause less reflection and respect the rural areas. Developers are more in tune with what communities are about in terms of how they feel about solar. Ware is at the vanguard of planning for solar development. Mr. Flores-Marzan stated that we do not see solar “all over the place” but in particular clusters determined by topography and existing electrical structure, high power voltage lines, transmission lines. Facts are that only 43 acres are available for solar panels. He stated that he thinks the Planning Board is doing a great job in evaluating proposals. He also stated that the town should continue implementing the town Master Plan that calls for being in line with statewide objectives in terms of renewable energy, providing incentives for private sector to develop these options to reduce carbon emissions, create job opportunities.

Selectman Kruckas questioned the long term jobs from a solar facility; Mr. Flores-Marzan noted that would be a question for the solar developer, but short-term jobs are for design, installation, and construction, while long-term jobs monitor performance of the solar panels. Selectman Kruckas questioned if this were all done by video; Mr. Flores-Marzan noted that this work is mainly computerized, with the objective of the Commonwealth to create energy and reduce emissions. Selectman Kruckas questioned and Mr. Flores-Marzan answered the importance to evaluate the merits of each particular project and the Planning Board does that job.

Selectman Kruckas asked Mr. Flores-Marzan what is being done to bring business into town, address the slum and blight designation, and wouldn't that be prime time to pursue every grant for the community. Mr. Flores-Marzan noted that these items are part of CDBG grant process written by the Pioneer Valley Planning Commission. Selectman Kruckas questioned that Mr. Flores-Marzan did not write this grant; Mr. Flores-Marzan noted these are a team effort. Selectman Opalinski noted that more towns at the Cape have been included, and the CDBG has become much more competitive, so it was really important that the Town get one every year, not guaranteed anything, so we had to work hard to make that grant, and definitely Mr. Flores-Marzan helped with that.

Selectman Kruckas stated that it was brought to his attention and he questioned why Mr. Flores-Marzan was not at a recent meeting regarding the senior living facility – he asked wouldn't that be a crucial meeting for the town planner to be at that meeting, addressing issues, welcome people here, make sure the deal is done. Selectman Kruckas stated that lead to his next question of what exactly are your hours and

what days are you here and not here? Mr. Flores-Marzan stated "I'm here every single day, and I work all the time." Mr. Flores-Marzan noted that, in regards to the senior living facility with Optimus, it is a project through the Planning Board, we worked on that project since I got here, and helped the developer with the actual parcel and applying for permits. Selectman Kruckas stated that project was not signed on the dotted line, asking people to come in to promote so they would sign and Selectman Kruckas assumed the town planner would be at such a meeting. Mr. Flores-Marzan answered that there are phases where a town planner would be involved. In terms of financial discussions, a planner would not necessarily be involved. The planner is involved in site selection, feasibility of a project, environmental, making sure the project is consistent with regulations, and providing technical assistance to the Planning Board. Mr. Flores-Marzan stated that he and the staff have been involved from A to Z since the beginning of the project.

Selectman Opalinski noted that the goal of that recent meeting was to promote activities for the clients and customers of the senior living facility to utilize. She stated that Mr. Beckley and several town people were in attendance.

Selectman Kruckas asked Mr. Flores-Marzan what his yearly salary is. Mr. Marzan asked is that a conversation we need to be having? Selectman Kruckas noted this is public information. Mr. Marzan said not enough, approximately \$60,000, you need to ask my wife.

Selectman Carroll noted that Mr. Flores-Marzan "missed the boat" as there was no notice sent out of a cancelled CDA meeting; Mr. Flores-Marzan noted this error and apologized for this mishap, people all over the place in summertime, and noted it would not happen again. Selectman Carroll stated he had been on CDA since January but only two meetings have been held, with cancellations. Selectman Opalinski noted there were no meetings in June and July as there were no agenda items.

Selectman Opalinski asked if Mr. Beckley has done a review with Mr. Flores-Marzan. Mr. Marzan said no. Selectman Kruckas noted 18 months and no review; Mr. Beckley noted this is on his goals list. Selectman Kruckas stated that he thought the town charter requires the town manager to do yearly reviews.

Mr. Flores-Marzan stated we are moving forward with many high charging items, seeking developers to come to town and provide opportunities for folks here and doing important planning work that Ware deserves. He stated it's a pleasure being here.

Selectman Carroll questioned if Mr. Flores-Marzan works with Buy Ware? Mr. Flores-Marzan noted he has had conversations with that group.

Selectman Opalinski thanked Mr. Flores-Marzan for his coordination of a Western Mass Developers meeting.

Old Business

- **Review of Maple Street Properties, Taxes and Permitting**

Attorney Dale Kiley, Bourgeois White, LLP represented, Gary Buelow and Corie Buelow were present for the discussion. Attorney Kiley stated that the Maple Street properties have a use of freight and trucking, and do not need permits. He stated that vehicles are stored and moved in and out, and the freight is often stored while processed. Vehicles are processed from third parties, with hundreds moved in and out. Attorney Kiley cited a 2004 case for Citizens United. He noted that APR has a towing permit for 55 East Street, but Maple Street Power LLC is freight and trucking.

Mr. Beckley noted these uses should be confirmed with the Zoning Enforcement Officer. Mr. Buelow noted that Maple Street Power, LLC is not an extension of APR. Attorney Kiley stated they hope to avoid litigation, as they did a Freedom of Information Act request and obtained information that the properties are over-assessed from 2012. The building had no water, heat, power and no value, but has exorbitant assessment. Attorney Kiley cited Chapter 59, section 77 regarding issues with assessment.

Chairman Carroll noted the bylaw regarding unregistered vehicles, and noted that a plan of action is needed. Attorney Kiley stated the vehicles are not unregistered and not owned by Maple Street Power, LLC and are freight. Mr. Buelow noted this is a center hub to store vehicles until moved to their destination, and stated that they are a transport company and do not need to follow the towing bylaw. Vehicles go from auction to this facility to be transported as cargo. Attorney Kiley noted this could be heard in district court and suggested the Board should issue a Cease & Desist, but the definition of a freight and trucking are not defined in the town's zoning bylaw. Selectman Opalinski noted the Town Planner should be consulted regarding the definition of freight.

Selectman Kruckas stated that the assessors' office and building inspector should handle these issues. Selectman Whitney noted that the owners waited a long time to question the assessment. Selectman Opalinski noted that the appraisal was done by a professional company.

- **Sewer Abatement Application: 56 Chestnut Street**

Ryan Palladino, owner and manager, was present for the application. Mr. Palladino noted that the sillcock in need of repair was not noticed because it was located in the back of the building.

Selectman Kruckas made the motion to approve Sewer Abatement of \$352.31; Selectman Opalinski seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

New Business – Special Event Permit Applications:

- **Ware Community Theatre presents Heathers, The Musical, August 23-26, 2018**
- **Friends of the Ware Dog Park, 2nd Annual Doggy Dip & Dive, August 26, 2018**

Brandy Brusco spoke about the event, and wore the new Ware Dog Park shirt.

- **Ware Family Center, Ware Junior Car Show, September 8, 2018**

David Powers spoke about the event.

- **Melha Shriners, Chicken Barbeque, September 8, 2018**
 - **One-Day Liquor License: Melha Shriners, All-Alcoholic, September 8, 2018**
- **Grenville Woodland Playground Committee, Nerf War, September 23, 2018**

David Powers spoke about the event. Adults must be accompanied by a child. The committee must raise at least \$50,000 before applying for a grant for the playground.

- **Domestic Violence Task Force, Domestic Violence Awareness Walk, October 6, 2018**
- **Grenville Woodland Playground Committee, Zombie 5K/Fun Run, October 27, 2018**

David Powers spoke about the event: participants can dress up in costumes, students will perform in costume, and the event is family-friendly.

Selectman Opalinski made the motion to approve the Special Permits and One-Day License; Selectman Kruckas seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Comments and Concerns of Citizens

David Kopacz spoke regarding the high number of pedophiles in the Town of Ware. He stated that a Level 3 offender was released on his own recognizance, with no bail and with only a GPS ankle device, by Judge Patricia Poehler. Mr. Kopacz stated he knocked on every door of the neighborhood of Cherry Street, and some residents did not know a Level 3 offender lived there. Mr. Kopacz questioned why Judge Poehler released this man. Mr. Kopacz stated that Belchertown has 17 such offenders, Hardwick has 9, West Brookfield has 6, while Ware has 50. Mr. Kopacz requested that the Board of Selectmen take a vote of No Confidence of Judge Poehler. Mr. Kopacz questioned what the Board of Selectmen are going to do about this pedophile epidemic in Ware. Mr. Kopacz thanked the Ware Police for doing their job and trying to protect the young children from these predators. Mr. Kopacz stated that a "Residents Task Force" would like to work to solve this "pedophile epidemic."

Chief Crevier noted that bail was a tool used to make sure an individual shows up to court. Chief Crevier encouraged residents to write to their legislators about this situation. He noted that he has dealt with Judge Poehler quite often and she is an excellent professional. He invited all residents to visit the Ware Police Department to ask questions or express their concerns.

An unidentified woman in the audience gave her own personal story of survival, and she noted that the children must be educated.

Cathy Cascio questioned why Ware is a magnet for these pedophiles, and suggested contacting other towns to find out how they keep these numbers down. Mr. Beckley noted that State law allows all citizens to have rights as to where to live. Several unidentified men in the audience gave personal accounts of survival, and one man noted that "no kids should have to feel like this."

Selectman Opalinski made the motion for the Board of Selectmen to write a letter expressing disappointment with Judge Poehler's ruling, and to send the letter to Judge Poehler, the District Attorney, and legislators; Selectman Kruckas seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Chairman Carroll suggested inviting Judge Poehler to have a conversation, and to work as a group with the resident task force. Resident Brandy Brusco asked in a public forum could be held.

Town Manager Report

Upcoming dates:
August 23-26, Community Theater in Town Hall Auditorium
September 4 – State Primary

Personnel. Water Operator Kevin Lizak has provided two weeks' notice. The Town will provide DEP a staffing plan by August 25 that provides the required coverage.

Regional School Planning. The Warren Board of Selectmen will attend the September 11 meeting to further discuss.

Roads. The Highway Supervisor, Mr. Niedzwiecki, has created a list of projects that could be accomplished with this year's Chapter 90 allocation. He is currently working on the required paperwork to submit to Mass DOT. Mr. Beckley gave a list of roads that will be milled or reclaimed and paved, with \$350,000 of Chapter 90 funding: Cummings Road, Lois, Laurel, Benham, Marjorie, Pleasant, Crescent, Longview, and Woodland. Smaller projects: Shoreline Drive, Webb Court, Buckley Court, Maple, Grove Street, Kelly Road, Greenwich Plains Road Extension, Fisherdick Road, Bondsville Road, River Road, Hutchinson Road, Old Gilbertville Road, Old Poor Farm Road, Osbourne Road

Main Street. Members of the Board of Selectmen, John Morgan of CHA, and I attended a meeting with Mass DOT staff from Boston and District 2. The discussion focused on retaining parking spaces within the criteria of the Complete Streets program. There appeared little appetite for eliminating the bike lanes, but it appears that with some flexibility 5 spaces may be restored. Four near Town Hall and 1 in front of the library. In order to work further with the bike lanes, it was suggested that a parking study would be necessary. John Morgan is going to send an example of what would meet that requirement.

Selectman Whitney noted that Boston does not understand the needs of the town. Resident Jen McMartin noted this news of the five parking spaces is positive. Resident Jack Cascio asked if the Town could say no to the State project. Mr. Beckley noted that this project is a \$2.5million improvement. Rick Starodoj noted that the improvements from approximately 30 years ago are still in good condition, with traffic lights needing improvement. Selectman Opalinski noted that the roads must also be ADA compliant. Resident Cathy Cascio questioned how to walk away from this project, and for the Town to use its own funds to make improvements.

National Night Out. Was a big success. Thank you to the organizations, businesses and Town Departments and residents that attended. Thank you to Officer John Cacela for coordinating. This should become an annual event.

Grants. Through the work of Dick Kilhart, the Town received a \$37,000 grant to design and permit the repair of another culvert on Old Poor Farm Road.

Mr. Beckley noted that the purchase and sale for 116 Pleasant Street would be completed soon and have a closing date of the first or second week of September. He asked the Board for a motion to allow the Chairman to sign the purchase and sale of \$120,000, and to demolish or move the home.

Selectman Opalinski made the motion to Approve the Chairman of the Board of Selectmen to sign the Purchase and Sale of 116 Pleasant Street for \$120,000 and to demolish or move the home; Selectman Whitney seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

Ongoing Issues Update

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. <i>May 29 presentation of 75% plans. Follow up with Mass DOT to request waiver for bike lanes. Meeting held on August 14.</i>
Multifamily Inspections	Inspectors meeting held. Determined that town will be divided into 5 sectors for 5-year inspections. Based on comments from other towns, will be challenged to complete fully. <i>The Building Department online system was made live on July 1.</i>
Purchase of 116 Pleasant Street	Appraisal complete. Discussions with homeowner. Moving forward with Purchase and Sale.
GPS	6 units installed. Negotiations with unions initiated on appropriate vehicles. Working with Verizon on next order of units. <i>(15 additional units acquired for \$15)</i> Budget to include cost of annual fees (\$5700). <i>DPW Director's vehicle – GPS installed. Legal response prepared for all unions.</i>
Condemned buildings	Town Meeting Article for 73 West Main Street. Community Development Authority proposing use of CDBG funds to assist with removal. Building Inspector to work with owner on sale. Has had 3 discussions with owners.
Beaver Lake Dam	Waiting to hear from Mass DOT. Beaver Lake Dam will also need repair this Fall. Road closures will need coordination.
Beavers – Prendiville Road	National Grid is reviewing the situation with field crew. Will determine if they have ability to take action under utility laws. <i>Town will move forward with Conservation Commission permitting. Will coordinate with MA Department of Fisheries and Wildlife and property owner.</i>

Selectman Whitney made the Motion to Adjourn Regular Session at 9:41 p.m. to go into Executive Session per MGL Chapter 30A, Section 21 (a) #1 Grievance, #2 Negotiations, NOT TO RECONVENE IN OPEN SESSION; Selectman Kruckas 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, September 11, 2018 at 7:00 p.m.



TOWN OF WARE

Town Manager

126 Main Street

Ware, MA 01082

413-967-9648 x100

To : Board of Selectmen

From : Stuart Beckley, Town Manager

Subject: Marijuana License Regulations

The Town has been directly approached by three businesses interested in opening a Marijuana establishment in Ware. Two, interested in retail, have submitted Host Community Agreements, which the Town Attorney is reviewing and recommending a standard base form.

In addition, Town Meeting adopted the attached bylaw in May which establishes requirements for an establishment to meet in order to get a license from the Selectmen. The bylaw allows the Board to establish regulations for the issuance of a license. I find the bylaw to be very thorough in its requirements and list of signoffs, which can be used for a license form. One item a regulation or vote would set would be the licensing fee the Board would like to collect for license review/approval.

The bylaw would currently cap the number of retail licenses at 2 for the town based on the number of off premise liquor licenses allowed in the town (7). Does the Board wish to consider that number?

Thank you.

ARTICLE 41

To see if the Town will amend the General By-Laws by adding the following article:

ARTICLE III LOCAL LICENSING OF MARIJUANA ESTABLISHMENTS

Section 15-4.1 PURPOSE

The intent of this section is to permit Marijuana Establishments to operate pursuant to local requirements to ensure safe and appropriate implementation of Chapter 334 of the Acts of 2016 (Question #4 on the November 8, 2016 ballot), legalizing recreational Marijuana, within the community. If any provisions of this section shall be held to be invalid, those provisions shall be severable and the remaining sections shall be valid.

Section 15-4.2 DEFINITIONS

See also Massachusetts General Laws Chapter 94G, Section 1, Chapter 94I, Section 1, and the regulations promulgated thereunder, as they may be amended. In the event of a conflict between the following definitions and those contained in the foregoing State laws and regulations, the definitions contained in the foregoing State laws and regulations shall govern.

- a. Cannabis Control Commission - the Massachusetts Cannabis Control Commission.
- b. Delivery-Only Marijuana Retailer - a Marijuana Retailer that does not provide a retail location accessible to the public, but is authorized to deliver directly from a Marijuana Cultivator facility, Craft Marijuana Cultivator Cooperative facility, Marijuana Product Manufacturer facility, or Marijuana Micro-Business. I
- c. Hemp - the plant of the genus Cannabis or any part of the plant, whether growing or not, with a delta-9-tetrahydrocannabinol concentration that does not exceed 0.3 per cent on a dry weight basis of any part of the plant of the genus Cannabis, or per volume or weight of Marijuana Product, or the combined per cent of delta-9-tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant of the genus Cannabis regardless of moisture content.
- d. Manufacture - to compound, blend, extract, infuse or otherwise make or prepare

a Marijuana Product.

- e. Marijuana - all parts of any plant of the genus Cannabis, not excepted below and whether growing or not; the seeds thereof; and resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin including tetrahydrocannabinol as defined in section 1 of chapter 94C; provided, however, that "Marijuana" shall not include (1) the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt derivative, mixture or preparation of the mature stalks, fiber, oil or cake made from the seeds of the plant or the sterilized seed of the plant that is incapable of germination; (2) Hemp; or (3) the weight of any other ingredient combined with Marijuana to prepare topical or oral administrations, food, drink or other products. Marijuana also includes Marijuana Products except where the context clearly indicates otherwise.
- e. Marijuana Cultivator -an entity licensed by the Cannabis Control Commission to cultivate, process, and package Marijuana, to deliver Marijuana to Marijuana Establishments and to transfer Marijuana to other Marijuana Establishments, but not to consumers.
- f. Marijuana Establishment - a Marijuana Retailer, Marijuana Product Manufacturer, Marijuana Cultivator, Marijuana Independent Testing Laboratory, or any other type of Cannabis Control Commission-licensed Marijuana-related business or entity.
- g. Marijuana Establishment Agent - a board member, director, employee, executive, manager, or volunteer of a Marijuana Establishment, who is 21 years of age or older. Employee includes a consultant who provides on-site services to a Marijuana Establishment related to the cultivation, harvesting, preparation, packaging, storage, testing, or dispensing of Marijuana.
- h. Marijuana Independent Testing Laboratory - an entity licensed by the Cannabis Control Commission that is (i) accredited to the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation Mutual Recognition Arrangement or that is otherwise approved by the Cannabis Control Commission; (ii) independent financially from any Medical Marijuana Treatment Center or any Cannabis Control Commission licensee or Marijuana Establishment of which it conducts a test; and (iii) qualified to test Marijuana in compliance with 935 CMR 500.160 and M.G.L. c, 94C, § 34.
- i. Marijuana Product Manufacturer-an entity licensed by the Cannabis Control Commission to obtain, manufacture, process and package Marijuana and Marijuana Products, to deliver Marijuana and Marijuana Products to Marijuana Establishments and to transfer Marijuana and Marijuana Products to other Marijuana Establishments, but not to consumers.
- j. Marijuana Products - products that have been manufactured and contain Marijuana or an extract from Marijuana, including concentrated forms of Marijuana and products composed of Marijuana and other ingredients that are intended for use or consumption, including edible products, beverages, topical products, ointments, oils

and tinctures.

- l. Marijuana Retailer- an entity licensed by the Cannabis Control Commission to purchase and deliver Marijuana and Marijuana Products from Marijuana Establishments and to deliver, sell or otherwise transfer Marijuana and Marijuana Products to Marijuana Establishments and to consumers.
- m. Medical Marijuana Treatment Center- an entity that acquires, cultivates, possesses, processes (including development of related products such as edible Marijuana- infused products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers Marijuana, products containing Marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use.
- n. Mixed Use Social Consumption Marijuana Retailer - a Marijuana. Retailer that is in possession of a Cannabis Control Commission Mixed Use Social Consumption Marijuana. Retailer license (as may be further provided by 935 CMR, any commercial enterprise for which 50% or less of average monthly revenue shall be derived from the sale of marijuana products to be consumed on the premises).
- o. Social Consumption Marijuana Retailer - a Marijuana Retailer licensed by the Cannabis Control Commission to purchase Marijuana and Marijuana. Products from Marijuana Establishments and to sell Marijuana and Marijuana. Products on its premises only to consumers or allow consumers to consume Marijuana and Marijuana Products on its premises only.
- p. Primary Use Social Consumption Marijuana Retailer - a Marijuana. Retailer that is in possession of a Cannabis Control Commission Primary Use Social Consumption Marijuana. Retailer license (as may be further provided by 935 CMR, any commercial enterprise for which 51% or more of average monthly revenue shall be derived from the sale of marijuana products to be consumed on the premises).
- q. Storefront Marijuana Retailer - a Marijuana Retailer providing a retail location accessible to consumers 21 years of age or older or in possession of a registration card demonstrating that the individual is a registered qualifying patient with the Massachusetts Medical Use of Marijuana Program.

Section 15-4.3

MEDICAL MARIJUANA TREATMENT CENTERS

Medical Marijuana Treatment Centers may be licensed pursuant to Section 15-4 __. 6 below, as the Board of Selectmen may determine in conformity with applicable State and local laws.

Section 15-4.4

CAPS ON THE NUMBER OF BOARD OF SELECTMEN LICENSES FOR MARIJUANA RETAILERS

The Board of Selectmen shall not issue more Marijuana Establishment licenses in each of the

following categories of Marijuana Establishment licenses than the number that is 20% of the number of liquor licenses for off-premises alcohol consumption that have been issued by the Board of Selectmen pursuant to M.G.L. c. 138, § 15, as rounded up to the nearest whole number in the event the number is a fraction: a) Storefront Marijuana Retailers, b) Delivery-Only Marijuana Retailers; and c) Social Consumption Marijuana Retailers.

Section 15-4.5 GENERAL REQUIREMENTS FOR MARIJUANA ESTABLISHMENTS

Marijuana Establishments shall comply with the following requirements:

A. General

1. Marijuana Establishments shall comply with applicable State and local laws, regulations, by-laws, codes, conditions and agreements with the Town, including, but not limited to, M.G.L. c. 94G, M.G.L. c. 94I, 935 CMR 500, the Town of Ware's General By-Laws, the Town of Ware's Zoning By-Laws, all applicable Town building, fire prevention, police, and health codes, regulations and standards, any conditions imposed on licenses and permits held by the Marijuana Establishment (including, but not limited to, the Town's Zoning Board of Appeals special permit).
2. Marijuana Establishments shall execute and maintain a Host Community Agreement with the Town which shall include the conditions for having the Marijuana Establishment within the Town in conformity with applicable law.
3. Marijuana Establishments shall maintain all permits and licenses required by State and local laws, including, but not limited to, a valid, current license in good standing from the Cannabis Control Commission. Any voiding of the Cannabis Control Commission's license by operation of law (including due to cessation of operations, failure to become operational within the permitted time, or relocation without Cannabis Control Commission approval), and any revocation or suspension of the Marijuana Establishment's Cannabis Control Commission license, shall result in an automatic suspension of the Board of Selectmen license pending hearing or the opportunity therefore afforded to the Marijuana Establishment.
4. All taxes and charges owed to the Town must be paid on a current basis. The Town may place a lien on the property of any person who has an outstanding balance due the Town from any fee, charge or tax, which balance is at least six (6) months past due.
5. Any Marijuana Establishment licensee wishing to close a place of business or cease operations, whether on a temporary or permanent basis, may do so only if permitted by State law and must submit to the Board of Selectmen a written request for the Board of Selectmen's permission to do so, stating the reason for and length of such closing or inactivity. Failure to provide such notice and to obtain such permission may, after hearing or reasonable opportunity therefor, result in cancellation of the license.

B. Operational Requirements

1. All Marijuana Establishments' licensed operations shall be conducted within a building or fixed structure.
2. No Marijuana Establishment shall allow cultivation, processing, manufacture, sale or display of Marijuana or Marijuana Products to be visible from a public place without the use of binoculars, aircraft or other optical aids.
3. Marijuana Establishments may cultivate, process, test, store and manufacture Marijuana or Marijuana Products only within an area that is enclosed and secured in a manner that prevents access by persons not permitted by the Marijuana Establishment to access the area.
4. No Marijuana Establishment shall allow any person under 21 years of age to volunteer or work for the Marijuana Establishment.
5. The hours of operation of Marijuana Establishments shall be set by the Board of Selectmen. The licensee shall not change its hours of operation without Board approval.
6. Marijuana Establishments shall ensure that their hours and methods of transportation of product shall not be a detriment to the surrounding area and nearby uses.
7. Marijuana Establishments shall not permit any disorder, disturbance or illegality under State or local law of any kind on the premises.
8. Marijuana Establishment operations shall not result in illegal redistribution under State or local law of Marijuana obtained from the Marijuana Establishment, or in use of Marijuana in any manner that violates State or local law.
9. Marijuana Establishment operations shall not create nuisance conditions in parking areas, sidewalks, streets and areas surrounding its premises and adjacent properties. "Nuisance" includes, but is not limited to, disturbances of the peace, open public consumption of Marijuana, excessive pedestrian or vehicular traffic, odors emanating from the Marijuana Establishment's premises, electrical lighting, illegal drug activity under State or local law, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, excessive citation for violations of State traffic laws and regulations and/or Transportation Department Rules and Regulations, queuing of patrons (vehicular or pedestrian) in or other obstructions of the public way (sidewalks and streets), collisions between vehicles, bicyclists, and pedestrians, lewd conduct or police detentions and arrests.
10. Marijuana Establishments shall equip the premises and otherwise conduct their operations in such a manner that (a) no pesticides or other chemicals or products are dispersed into the outside atmosphere, and (b) no odor of Marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the facility or at any adjoining use or property.

11. A Marijuana Establishment shall be required to remove all Marijuana and Marijuana Products by the earlier of:
 - a) prior to surrendering its State-issued license; or
 - b) within six (6) months of ceasing operations.
12. Marijuana Establishments shall comply with 527 CMR and with Chapter 38 of the NFPA 1 (2018), as they may be amended, and as applicable.
13. Marijuana Retailers are required to engage in patron age verification using legally-acceptable proof of age as may be further specified by the Select Board license.
14. Marijuana Retailers shall not sell or offer for sale Marijuana or Marijuana Products in a quantity that exceeds the limits established by 935 CMR 500.
15. Marijuana Establishments shall not supply Marijuana or Marijuana Products free of charge or in connection with a commercial or promotional endeavor within the Town of Ware. Such endeavors include, but are not limited to, product "giveaways", or distribution of Marijuana or Marijuana Products as an incentive, prize or bonus in a game, contest or tournament involving skill or chance.
16. Marijuana Retailers are prohibited from use of on-site self-service displays. Self-service displays are defined to mean displays from which customers may select Marijuana or Marijuana Products without assistance from an employee or store personnel, and include vending machines.
17. Consumption of Marijuana in the interior or exterior of the premises is not permitted except as follows. Duly-licensed Social Consumption Marijuana Retailers may permit on-premises consumption of Marijuana and Marijuana Products which they are licensed to sell to customers purchasing their products who are aged 21 years and older in the event that on-premises consumption is approved by the Town pursuant to and in the manner provided by M.G.L. c. 94G, § 3(b). In the event that on-premises consumption is approved by the Town in such manner, Social Consumption Marijuana Retailers must abide by all State and local requirements for Marijuana Establishments. Social Consumption Marijuana Retailers shall comply with all legal requirements pertaining to verification that a patron is at least 21 years of age utilizing acceptable forms of proof of age, including any proof-of-age verification requirements established by the Board of Selectmen in connection with the local licensing of Marijuana Establishments. In no event shall Social Consumption Marijuana Retailers permit the smoking of Marijuana or Marijuana Products on the premises. Smoking is defined to mean the lighting of, or having in one's possession any lighted cigarette, cigar, pipe or other product designed to be combusted and inhaled. The activation of or inhalation of vapor from an e-cigarette or other similar device shall be considered smoking.

C. Security-Specific Requirements

1. Marijuana Establishments shall maintain compliance with any Town Police Department-

approved security and public safety plan as the Police Department may require, which plan may include measures relating to alarms, fencing, gates, limited access areas, delivery procedures, police details, specification of video and lighting locations, notifications to the Police Department in the event of any known or suspected violation of criminal law that has taken place on or near the location of the establishment (related or unrelated to the business or the establishments), providing access to and transfer of video footage from the establishment's video surveillance system to the Police Department when the Police Department so requests (which request may be made when the Police Department has a reason to believe that such footage may be of assistance in an ongoing investigation related or non-related to the business of the establishment), a requirement to connect an alarm system to a third party monitoring system and to notify the Town's Chief of Police about said third party monitoring system, and any other notifications and security-related measures as may be required by the Police Department and the Board of Selectmen.

2. Marijuana Establishments shall secure every entrance to the Marijuana Establishment so that access to areas containing Marijuana is restricted to employees and others permitted by the Marijuana Establishment to access the area and to agents of the Cannabis Control Commission or state and local law enforcement officers and emergency personnel.
3. Marijuana Establishments shall secure their inventory and equipment during and after operating hours to deter and prevent theft of Marijuana, Marijuana Products and Marijuana accessories.
4. Marijuana Establishments shall file an emergency response plan with the Town's Fire, Police and Health Departments and share with these Departments their security plan and procedures and any updates to them in the event they are modified.

D. Access to Premises and Information/Repoliing/Record-Keeping

1. Marijuana Establishments shall consent to unannounced, unscheduled, periodic inspections of its premises by the Board of Selectmen and agents of the Board of Selectmen from the Building, Health, Police and Fire Departments (which, when conducted by the Police Department, shall be by a sworn police officer holding the rank of Sergeant or higher) on week-days during normal business hours to determine the Marijuana Establishment's compliance with the requirements of applicable state and local laws, regulations, codes, license and permit conditions, and this section. In addition, routine inspections may be made on week-days during regular Town business hours by authorized inspectional departments to determine compliance with applicable state and local laws, regulations, codes and license and permit conditions. Inspections by the authorized inspectional departments may be made at other times to investigate complaints or suspected non-compliance issues. Inspections may include all areas occupied, used or controlled by the Marijuana Establishment. Facilities requiring re-inspection are subject to applicable re-inspection fees. Inspections shall be conducted in conformity with applicable federal, state and local law.
2. Marijuana Establishments shall cooperate and comply with requests for information made by

the Board of Selectmen and its agents from the Planning, Building, Health, Police, Fire and Public Works Departments.

3. Within twenty-four (24) hours of receipt of notice of it, a Marijuana Establishment shall file with the Town Manager, Director of Public Health and the Building Commissioner any summary cease and desist order, cease and desist order, quarantine order, suspension order, revocation order, order limiting sales, deficiency statement, plan of correction, notice of a hearing, notice of any other administrative process or legal action, denial of a license, denial of a renewal of a license, or final action issued by a state or federal agency (including, but not limited to, the Cannabis Control Commission and Massachusetts Department of Public Health (DPH)) regarding the Marijuana Establishment, the Cannabis Control Commission license, or the DPH Certificate of Registration.

Section 15-4.6 MARIJUANA ESTABLISHMENT BOARD OF SELECTMEN LICENSE

- a. No person shall operate a Marijuana Establishment or sell Marijuana within the Town unless licensed to do so by the Board of Selectmen. Unless the Board of Selectmen license states a different duration, a Marijuana Establishment license shall be valid for a term of one year from the first day of January. Each day of operation without a Board of Selectmen license shall constitute a separate violation.
- b. A Board of Selectmen license shall be subject to the Marijuana Establishment's compliance with this Article 15-4__ and with any conditions placed on the Marijuana Establishment's license. An applicant's or licensee's violation of this Article 15-4__ and applicable State and local law shall be good cause for and may result in the Board of Selectmen's denial of an application or sanction of a license to the extent permitted by law, including, but not limited to, the imposition of additional conditions on a license, a reduction or modification of the licensee's approved hours of operations, or a suspension, non-renewal, revocation, forfeiture, or cancellation of a license. No sanction shall be made except after notice and opportunity for hearing.
- c. The Board of Selectmen may issue regulations for the implementation of this By-Law.
- d. The Board of Selectmen shall specify the process and forms to be used by applicants for new and renewed licenses.
- e. All license applications must contain complete and truthful information. Submission of an application containing material false information may be cause for refusing the application or for suspending, canceling or revoking a license already granted. No application will be accepted for filing by the Board of Selectmen until it is fully complete. Annual license fees shall be payable immediately upon approval of the license by the Board of Selectmen. License fees shall not be prorated and are not refundable. Application and license fees shall be in an amount established by the Board of Selectmen pursuant to M.G.L. c. 40, § 22F.
- f. No Board of Selectmen licensee may transfer a license to another person or entity, or transfer the license or operations to another location, without Board of Selectmen approval. A Board of Selectmen licensee must obtain Board of Selectmen approval for a change to or addition of Board Member, Executive, Director and/or Managers, as may be determined by the Board of

Selectmen. Any transfer shall be subject to the terms and conditions of the original license, unless otherwise stipulated by the Board.

- g. A Board of Selectmen licensee must apply for and obtain the approval of the Board of Selectmen or its designee prior to making any structural change to the premises.
- h. The Board of Selectmen licensee shall display its license on the premises in a conspicuous place where it can be easily read.
- i. The Board of Selectmen or its designee may inspect a Marijuana Establishment and affiliated vehicles prior to the issuance of a Marijuana Establishment license or renewal of a license.
- j. All areas of a Marijuana Establishment may be subject to inspection consistent with applicable law.
- k. The Board of Selectmen may, to the extent permitted under applicable law, consider whether an applicant for a license is a suitable and responsible license candidate and other aspects of the application as may be necessary to implement the purposes of this By-Law. An applicant's non-compliance with applicable Massachusetts laws and regulations (including 935 CMR 500), Town by-laws (including this Article and applicable sections of the Town's Zoning By-Law), Town regulations and codes, and any conditions on a license may be cause for denial of an application for a new or renewed Marijuana Establishment license.

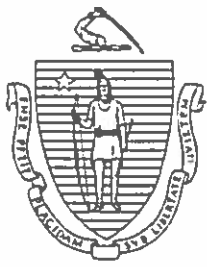
Section 15-4.7 FINES

Any person violating this By-Law shall be fined in the amount of \$100 for each violation. Each day of a continuing violation shall count as a separate violation.

Section 15-4.8 IMPLEMENTATION

This By-Law shall not be implemented in a manner that conflicts or interferes with the Massachusetts General Laws Chapter 94G or Chapter 94I, or with the regulations promulgated thereunder, including 935 CMR 500.

or act on anything relative thereto.



Jane Swift
Governor

The Commonwealth of Massachusetts
Office of Consumer Affairs and Business Regulation
The Alcoholic Beverages Control Commission

239 Causeway Street, Suite 200

Boston, MA 02114

Telephone: (617) 727-3040

Fax: (617) 727-1510 Commission and Executive

Fax: (617) 727-1258 Licensing and Investigative

TTY Phone Number: (617) 727-2099

*Check to
my notes
and if any
available*

Jennifer Davis Carey
Director
Office of Consumer Affairs
and Business Regulation

Frederick W. Riley
Chairman

TO: Local Licensing Authorities
FROM: Alcoholic Beverages Control Commission
RE: 2000 Federal Census Figures



For purposes of the quota determining the availability of liquor licenses under Mass. Gen. Law c. 138, the Secretary of the Commonwealth has adjusted the federal census for the 2000 year and has determined that the population of Ware is 9707.

Therefore, you are authorized to issue 14 annual licenses for the sale of all kinds of alcoholic beverages under section 12 and 2 annual licenses for such sale under section 15.

Further, you are authorized to issue 5 annual licenses for the sale of wines and malt beverages under section 12, and 5 annual licenses for such sale under section 15.

Please be advised that if your community has one or more licenses over the stated figures authorized, such licenses can continue. However, if such licenses are surrendered, rescinded, cancelled or revoked, they cannot be replaced by new applicants.

This authorization does not include Veteran's Clubs, which if authorized, may be issued irrespective of the quota, or licenses issue under special legislation.



License #	License Type	Licensee	Address	Manager	FEE
LIQUOR LICENSES					
1	AA Club	Aspen Street Rod & Gun Club	58 Aspen St	Michael R. Brown	\$800
23	AA Club	Weir River Social Club, Inc.	6 East St	Charles R. Niedzwiecki	\$800
2	AA Rest	Gabryel Narutowicz, Inc.	11 East Main St	Stanley J. Ligawiec	\$1,215
9	AA Rest	Teresa's Restaurant of Ware, Inc.	305 Palmer Road	Dina Ferrentino	\$1,215
11	AA Rest	Debbie Wong Restaurant #4, Inc.	54 West Main St	Lynn Chan	\$1,215
36	AA Rest	Asian Garden Restaurant	124 E. West St	Quang T. Huynh	\$1,215
38	AA Rest	Garlic, Inc. d/b/a Mexicali Grill	148 West St	Dolores Nunez	\$1,215
43	AA Rest	JRZ Enterprise, Inc./Hanna Devines Rest & Bar	91 Main St	Kimberly Craig	\$1,215
3731	AA Rest	Wicked Wings Ware Inc.	136 Pleasant St	Andrew Norton	\$1,215
12	W&M Rest	Suzanne Karanikis d/b/a Astronaut Pizza House	197 West St	Suzanne Karanikis	\$550
39	W&M Rest	Christina Christodoulou d/b/a Niko's Pizza	118 Main St	Christina Christodoulou	\$550
40	W&M Rest	Ying Xuan Chen d/b/a New United China #1	164 West St	Ying Xuan Chen	\$550
41	W&M GOP	Alan S. Josefiak (Rollaway Lanes)	140 West St	Alan S. Josefiak	\$800
15	AA Pkg	Satkartar and Sons, Inc. d/b/a Ware Package	51 Main St	Satnam Hans	\$750
16	AA Pkg	Bruso Liquor Mart, Inc.	144 Main St	Richard S. Bruso	\$750
34	AA Pkg	Ware 48 West St Corp/ Jane Alden	48 West St	Krunalkumar Patel	\$750
18	W&M Pkg	Westborough Bev. Corp/Walmart	Palmer Road	Laura Laramee	\$700
22	W&M Pkg	Brookside Mart, Inc.	131 West St	Peter J. McKearney	\$700
26	W&M Pkg	Peter J. Koziol d/b/a Pete's Package	100 East St	Peter J. Koziol	\$700

Quota for WARE #1326*

ABCC Quota - Town of Ware issued Liquor Licenses

Section 12 On-Premises:

All Alcohol	14 Allowed (ABCC)	9 Used (Ware)
Wine & Malt	5 Allowed (ABCC)	4 Used (Ware)

Gabe's, Teresa's, Debbie Wong, Asian Garden, Mexicali, Hanna's, Aspen, Weir River, Wicked Astronaut, Niko's, United China, Rollaway

Section 15 Off-Premises:

All Alcohol	2 Allowed (ABCC)	3 Used (Ware)
Wine & Malt	5 Allowed (ABCC)	3 Used (Ware)
	26 Allowed (ABCC)	19 Used (Ware)

Ware Package, Bruso, Jane Alden Walmart, Brookside, Pete's

*ABCC quota based on population 9,872

As of December 5, 2017

Section 12	8-1 M-Sat 12-1 Sunday (10am Hanna's 5/2/17, 10am Wicked 7/24/2018)
Section 15	8-11 M-Sat 10-11 Sunday



TOWN OF WARE

Office of Town Manager
126 Main Street,
Ware, Massachusetts 01082
413-967-9648 x100

Town of Ware Request for Qualifications and Quotes

The Town of Ware seeks a qualified consultant to conduct a financial and operational audits of the Ware Fire department. Financially, the Town wishes to confirm that departments are using budget, grant, and donation funds appropriately and to the best benefit of the Ware taxpayers. Operationally, the Town seeks a review of policies, procedures, projects and daily activities and asks the consultant to suggest efficiencies, review of personnel levels, and comparisons with other operational methods in order to assure strong service while recognizing budget constraints.

The Town will begin the reviews in Fall, 2018 with the Fire Department, but hopes to systematically review all departments as funds are available. Some questions to consider, but not limited to, are:

Financial: Review of Department Expenses for the past three (3) years including:

- a. Travel Expenses and Receipts
- b. Use of Petty Cash and Donation Accounts
- c. Procurement of Goods

Operational: Department Efficiencies including:

- a. Operation of Ambulance Transfer system
- b. Shift Efficiency
- c. Department Fleet size and make-up
- d. Privatization of services including ambulance

The Town places importance on the Financial Review to determine fiscal transparency and proper use of funds. The Operational Review will determine potential efficiencies and best practices.

Interested consultants shall have no appearance of conflict due to past interactions with the department. The Town has appropriated \$15,000 for this review, so submitted approaches should include proposed tasks that will fit within this budget

Interested consultants, please submit (1) a description of qualifications and experience, (2) a proposed approach and timeline to the review of the Ware Fire Department, and (3) a quote for cost of services to Stuart Beckley, Town Manager, 126 Main Street, Ware, MA 01082 or to sbeckley@townofware.com by October 11, 2018. The Ware Board of Selectmen will discuss the project with selected qualified consultants.



TOWN OF WARE

Department of Public Works
4 1/2 Church St., P.O. Box 89
Ware, MA 01082
Tel. 413-967-9620 Fax 413-967-9622

Application for Sewer Abatement

To the Board of Sewer Commissioners:

NAME OF APPLICANT: Paolo O. Nobile DATE: 8-15-2018

ADDRESS: 201 Navaragansett Blvd Chicopee MA 01013

The above named person hereby applies for a sewer abatement.

NAME OF PERSON ASSESSED: Cherry St Realty Trust / Paolo Nobile
(If different from applicant)

LOCATION OF PROPERTY: 17-23 Cherry St

ACCOUNT NUMBER: 07-0220
(See Water Bill)

REASON FOR ABATEMENT: SEE INSTRUCTIONS

Examples: Pool Filling, Agriculture, Broken Pipe, Reading Error

DESCRIPTION: ~~ADD~~ A hot water heater was leaking for quite a while before it was noticed

BEGINNING READING _____ ENDING READING _____

USAGE/VOLUME _____ 100 CU FT @ = _____

Please note if usage/volume is estimated _____

DPW Authorized Signature: _____

Signature of Applicant: Paolo O. Nobile

Sewer Commissioners Approval: _____

Save the Date!

October 4, 2018 from 4-6PM

Celebrate Manufacturing in the Greater Ware Region

Join local manufacturers, the Franklin Hampshire Regional Employment Board, and community partners at the E2E Center on 79 Main Street in Ware to learn about the quality products made in this region and the technology and innovation that makes them possible. Meet the makers, enjoy refreshments, try out a scavenger hunt, win a prize!

Featuring: Quabbin Wire, Gillespie Corp, Vibram, C & G Tool, Kanzaki, Sanderson MacLeod, G & G Medical, Palmer Foundry, Ace Molding, and CIRCOR!



For more information call 413.773.1835



Funding provided by the Advanced Manufacturing Futures Program managed by Mass Development.