



TOWN OF WARE

Planning Department
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Planning Board Minutes

April 02, 2014

Planning Board Members present: Rick Starodoj, Chris DiMarzio, Joe Knight, Dave Kopacz
Planning Board Members absent: John Chabot (Alternate), Fred Urban
Staff present: Maggie Sorel
Public: Chris Lowe (representing ABC&D/TriCounty Recycling), George Staiti

7:05 Meeting opened

7:15 Chairman, Rick Starodoj opened the public hearing on amendments to the Zoning By-Laws. Karen Cullen, Director of Planning & Community Development was absent tonight due to illness. George Staiti present and concerned about **Section 4.8.7 Section A** (Amendment Packet Page #: 5), regarding dimensional requirements for the replacement of mobile homes.

4.8.7 A *The minimum lot size for a parcel in the Rural Residential district shall be 25,000 square feet, and in any other district shall be 7,500 square feet.*

DISCUSSION

George Staiti did an analysis of the lots on 2nd, 3rd and 4th Avenue and 53% of the lots are under 7,500 sf. Most of the lots are 50 x 100 (5,000 sf) so they would not be able to replace their mobile home. He feels this is unfair and that they should be able to replace them if they come to such disrepair. The other point is that the older mobile homes are 8' or 10' and some of the new ones are now 14' wide. He thinks that the 7,500 sf minimum should either be reduced to 5,000 sf or Section A should be deleted altogether. Since new mobile homes are only allowed in mobile home parks, it would seem that we should allow the replacement of an existing mobile home on a smaller private lot.

The board discussed and agrees that Section 4.8.7 A should be deleted.

The hearing was continued to April 16, 2014 at 7:15 pm.

7:20 Continuation of Public Hearing – Special Permit for 198 East Street; SP-2014-001

Chris Lowe present for applicant. Submitted Site Plan to board, showing maximum number of vehicles for the UHaul Rental: Five (5) 24' Trucks and Three (3) 8 to 10' trailers with five feet (5') between each truck. The UHaul Rental trucks/trailers will not be located in the traffic pattern space of the metal recycling.

The cell tower has a 99 year lease and will be allowed access when they need to do maintenance, as the gate to the cell tower is on Tri-County property.

Applicant stated that the vegetation will be planted by June 01, 2014; and understands that their permit can be rescinded for non-compliance with the vegetation being planted.

CONDITIONS

Vegetation to be completed by June 01, 2014. Vegetation to start at existing edge of pavement and fence along Routes 9 and 32, approximately 190 feet north to corner of property then northwest along turn approximately 100 feet to the next corner near the cell tower.

Plan entitled ***Site Plan Tri-County Recycling, Ware, Massachusetts FIGURE No. 2*** with the Special Permit Truck Rental Area outlined in bold and dated 4/2/2014 is to be recorded at the Registry of Deeds together with the Special Permit Decision.

DiMarzio **Motion to approve PB-SP-2014-001 based on the findings and with the conditions as stipulated in the draft decision prepared by Karen Cullen for the March 19th meeting, with the conditions discussed tonight.**

Knight **Second**
Role Call

- DiMarzio** **Yes**
 - Knight** **Yes**
 - Kopacz** **Yes**
 - Starodoj** **Yes**
- MOTION CARRIES**

DIMARZIO **Motion to adjourn at 8:00 PM**
KOPACZ **Second**
ACTION **All in favor (4/0/0)**

<p>Minutes Approved on: _____</p> <p>Starodoj _____</p> <p>DiMarzio _____</p> <p>Urban _____</p> <p>Kopacz _____</p> <p>Knight _____</p>
