



TOWN OF WARE

Planning Department
126 Main Street, Suite G, Ware, Massachusetts 01082
Tel. 413.967.9648 ext. 181 Fax 413.967.9627

Planning Board Minutes

April 16, 2014

Planning Board Members present: Rick Starodoj, Chris DiMarzio, Fred Urban, Dave Kopacz
Planning Board Members absent: Joe Knight, John Chabot (Alternate)
Staff present: Karen Cullen, Director of Planning & Community Development
Public: George Staiti

7:24 Meeting opened

Reorganization of the Planning Board

With Chris DiMarzio winning the Planning Board seat at the election this week, Rick Starodoj asked for nominations for chairman and vice-chairman for the coming year.

Fred Urban nominated Rick Starodoj to serve as chairman; Dave Kopacz seconded; motion passed 4/0/0. Fred Urban nominated Chris DiMarzio to serve as vice-chairman; Dave Kopacz seconded; motion passed 4/0/0.

Since Joe Knight, the current clerk, was absent, the Board decided to table action on the clerk to the next meeting.

Minutes

Chris DiMarzio moved to approve the minutes of April 2, 2014; Dave Kopacz seconded; motion passed 3/0/1 (Fred Urban abstained).

Miscellaneous

The Board signed the conflict of interest receipts for the town clerk.

7:35 Chairman Rick Starodoj re-opened the public hearing on amendments to the Zoning By-Laws. Karen said her understanding was that the only concerns raised at the first hearing two weeks ago were in regard to the minimum lot size for the replacement of mobile homes, particularly in regards to the parcels on the Avenues that were smaller than 7,500 square feet. The Board discussed the issue; George Staiti said he had gotten the original plot plan from the registry of deeds and found the lots were all drawn as 50 feet by 100 feet, making them each 5,000 square feet. Karen said if that's the case, then the surveyed and recorded plan would take precedent over the information in the GIS (which indicates the majority of those parcels are less than 5,000 square feet). She also said that if any parcel turns out to be less than 5,000 square feet, they would not be eligible under this provision. The Board members all felt that changing the requirement from 7,500 to 5,000 square feet was acceptable. Karen said the change will only affect these parcels in the Avenue's neighborhood (16 of them).

Dave Kopacz moved to reduce the minimum lot size in proposed §4.8.7.A from 7,500 square feet to 5,000 square feet for lots that are in any district other than the RR district, where the size requirement remains at 25,000 square feet. Fred Urban seconded; motion passed 4/0/0.

There were no other comments on the proposed amendments; Chairman Starodoj closed the public hearing at 7:48 pm. Karen requested a vote on the report to the Town Meeting; Chris DiMarzio moved to approve said report, Dave Kopacz seconded, motion passed 4/0/0. Karen said she would prepare the report and submit it to the Board of Selectmen with a copy to the Planning Board this week.

Palmer Motor Sports Track

The Board then discussed the Palmer Motor Sports track, given the complaints received by the Board of Selectmen this week. It was noted that there are safeguards in the decision regarding noise levels which allow the Palmer Planning Board to revisit the issue and require mitigation if necessary to buffer the noise from the track once operational. The Board did not feel that any joint meeting with the Board of Selectmen would be useful, given the fact that the Town of Ware has no jurisdiction over the site. Karen mentioned that Stuart Beckley, Town Manager, is assembling a packet of information regarding the track which he will provide to the Selectmen. Karen noted that when she gets calls on the track, she refers people to the Planning Department in Palmer where they can get accurate information.

Vacant Town Owned Properties

The Board then discussed a couple of town owned properties in regards to future uses. The Pleasant Street lot adjacent to the parking lot was discussed in regard to potential sale for development with a mixed use project with small offices on the ground floor of the Pleasant Street side and residences above. Other thoughts were for open space, playground, community garden, or informal ball field. The South Street School was discussed in regard to the idea of the Town giving it to the hospital for future expansion, with the provision that if they did not use it they could not sell it but it would revert back to the Town, and also that the Town would retain the right to use the playground area until it was needed for development by the hospital. The Board felt that if the hospital had this option it would make this location more desirable in light of competition with Wing Memorial in regard to which hospital will remain given the recent purchase of Wing by Baystate. Dave Kopacz moved that the Board support this concept and direct Rick and Chris to refine the idea and approach the Board of Selectmen with it; Fred Urban seconded; motion passed 4/0/0.

Master Plan Update

Karen gave a brief update on the master plan progress, noting relatively poor participation recently in the MindMixer site. She also said the steering committee is going to have an information table with short participation activities and information on the MindMixer site that they'll set up at various events around town such as the road race at Grenville, baseball opening day, etc. It was suggested that the Memorial Day parade could also be an event to cover.

Next Meeting

Karen noted that there are no pending applications before the Board at this time, and if we do not receive any ANR applications in the next week then the meeting scheduled for May 7 will be cancelled.

DIMARZIO	Motion to adjourn at 8:31 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>
