



# TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082  
t. 413.967.9648 ext. 186 f. 413.967.9642  
pcd@townofware.com

## Planning Board Minutes October 1, 2014

**Planning Board members present:** Rick Starodoj, Chris DiMarzio, Joe Knight, David P. Kopacz, Sr., Fred Urban

**Planning Board members absent:** John Chabot (Alternate)

**Staff present:** Karen Cullen, Director of Planning & Community Development

**Public:** Chantel Bleau, Debbie Deschamps

Chairman Rick Starodoj called the meeting to order at 7:01 p.m.

### Administrative

*Approval of Minutes – August 20, 2014 – **Motion** by F. Urban to accept the meeting minutes as presented. Seconded by C. DiMarzio. So voted unanimously.*

ANR-4, Lot Consolidation, Skura, 38 Moriarty Road – Applicant not in attendance. Discussion of proposal; combining one large landlocked parcel with one small frontage parcel; resulting single parcel will be 2.584 acres. **Motion** by C. DiMarzio to approve the proposed ANR plan and direct K. Cullen to endorse it. Seconded by D. Kopacz. So voted unanimously.

Informal Discussion of Potential Subdivision, Bleau, 42 Coffey Hill Road – discussion about process to subdivide the property (48.8 acres); C. DiMarzio described the process noting state law requirements for hearings. The Board agreed the absolute minimum timeframe would be 3 months but a much more realistic timeframe would be 6 months to a year. It was noted there are wetlands on the site which means a Notice of Intent will need to be filed in addition to the subdivision plan. D. Kopacz noted the wetlands delineation will need to be revalidated and that work is difficult in winter. Discussion about the parcel south of the subject parcel; access is currently through this parcel and when this parcel is subdivided, the access to that parcel is supposed to shift to the new road. There might be some logistical issues to be ironed out in how this is accomplished, partly since the current situation is that the legal access is not being used for the actual access. Finally, R. Starodoj said that in his opinion the entire road must be constructed prior to any houses being built. He noted the subdivision regulations are going to be revised soon.

Update

*Master Plan* –We are having a booth at the Fall Fest to get additional input on some of the questions posted on MindMixer earlier this year; trying to get a better sense of priorities for various issues. .

*Visioning/Wayfinding project* – Arnett Muldrow & Associates have been hired and are in town this week to conduct interviews with key stakeholders for the visioning part of the project. There will be a number of phone interviews as well. D. Kopacz requested that he get a phone interview with them as well.

**Motion** by F. Urban to adjourn at 7:53 pm. Seconded by D. Kopacz.

*Minutes Approved on:* \_\_\_\_\_

Starodoj \_\_\_\_\_

DiMarzio \_\_\_\_\_

Urban \_\_\_\_\_

Kopacz \_\_\_\_\_

Knight \_\_\_\_\_

*Prepared by Karen Cullen  
Planning & Community Development*