



TOWN OF WARE

Planning & Community Development

126 Main Street, Suite A, Ware, Massachusetts 01082
t. 413.967.9648 ext. 186 f. 413.967.9642

Planning Board

Meeting Minutes from
Wednesday, December 7, 2016
Board of Selectmen's Conference Room

Planning Board members present: Rick Starodoj (chairman), Chris DiMarzio (7:15pm), Fred Urban, David P. Kopacz, Sr., John Chabot (alternate)

Planning Board members absent: Joe Knight, Sr.

Public: (as taken from the sign in sheet and observation)
John Gusto (Gusto Enterprises-Yorkshire Estates)

Chairman R. Starodoj Called the meeting to order at 7:05 p.m.

1. Administrative

Approve minutes from November 16, 2016 – **Motion** by F. Urban to accept the minutes as presented. Second by D. Kopacz. So voted 3/0/0.

Resignation

- Alternate member John Chabot submitted his resignation to the board due to relocation out of state; this is his last meeting.

Next meeting

- Board agreed canceling the December 21 meeting; next meeting is January 4

2. Seaboard Solar Decommissioning Agreement

- The agreement was reviewed by the Town's attorney, revisions were made and all attorneys agree to language in document.
- Board reviewed changes and discussed new language
- **Motion** by F. Urban to rescind motion that was made on November 16, 2016, second by Second by D Kopacz, so voted 4/0/0.

- **Motion** by C. DiMarzio to approve the decommissioning agreement as presented this evening. Seconded by D. Kopacz. So voted 4/0/0.

3. General Discussion

Property inquiry

- John Gusto of Gusto Enterprises, inquired about his sub-division plan Yorkshire Estates: Development is not selling so should all lots be combined to try and save on taxes.
- Board recommended going to the Assessors for an abatement showing the actual cost of the lots; advised against combining since the plan has been approved it may be difficult to divide again in the future; suggested contacting the Beaver Lake Association or the DCR to see if they might be interested in purchasing the land.

King George Drive – private way

- Ware DPW was concerned regarding road condition for winter plowing
- Board discussed the concerns and defer the decision back to the DPW regarding the issue
- Rich suggested a letter be sent to DPW regarding the discussion

4. Adjourn – **Motion** by F. Urban to adjourn at 7:55 p.m. second D. Kopacz,

1. Adjournment - **Motion** by C. DiMarzio to adjourn at 7:40 p.m. Seconded by J. Knight.

*Respectfully submitted by Veronica Slattery
and Judith P. B. Mosso, Assistant to the Director*

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|-----------------------------------|-------|
| Minutes Approved on: _____ | |
| Starodoj | _____ |
| DiMarzio | _____ |
| Urban | _____ |
| Kopacz | _____ |
| Knight | _____ |