



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from
Wednesday, January 18, 2017
Board of Selectmen's Conference Room

Planning Board members present: Rick Starodoj (Chairman), David P. Kopacz, Sr., Fred Urban, Chris DiMarzio

Planning Board members absent: Joe Knight

Staff present: Rubén Flores-Marzán, Director of Planning & Community Development
Judi Mosso, Assistant to the Director

Public: (as taken from the sign in sheet and observation)
Jim Russell (press: *The Republican*)

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

The Board welcomed new Director of Planning & Community Development, Rubén Flores-Marzán.

1. Administrative

Approve minutes from December 7, 2016 – **Motion** by F. Urban to accept the minutes as presented. Second by D. Kopacz. So voted 4/0/0.

Town notices – The Board reviewed legal notices from abutting towns.

2. Discussion re zoning for proposed Gandara facility (former St. Mary's convent at 59 South Street)

- Property is in the SR district and is on the same parcel as St. Mary's church
- C. DiMarzio, R. Starodoj and F. Urban offered that they are all members of St. Mary's parish. But also stated that Gandara would be negotiating with the Springfield Diocese as opposed to the local church council.

- S. Beckley provided a brochure from Gandara as well as a memo about use, suggesting “Non-Family Accommodations” which would require a special permit from Gandara. The PB reiterated that the Zoning Enforcement Officer (ZEO) is the one to make that determination.

3. Earth removal (gravel pit) operations

The Board had their annual discussion about earth removal operations in Town. F. T. Smith was recently in so the PB is not looking for an update for that. Need updates from:

- Kulas – Babcock Tavern Road
- Greenwich Road Realty (Palmer Paving) – Greenwich Plains Road

4. 2016-2017 winter plowing comments from Selectmen – no comments.

5. General discussion

- There was discussion about optimal places for future revitalization such as the mill yard
- PB priorities including placing liens on properties after a fire so that if the owner abandons the property, the Town can recoup funds used to make the site safe/for cleanup. The Town seems to pay a higher rate for demolition. R. Flores-Marzán will start researching.
- Potential Optima Senior Care facility at 256 West Street; discussion of sewer tie in.
- Summary of Tri-County Recycling (formerly ABC&D) – was a processing/manufacturing plant; removed all processing equipment and more of a transfer operation. J. Mosso will follow up with S. Beckley on status
- Discussion about establishing a hotel in the area, similar intentions of Eagle Hill School administrators; J. Mosso will provide Palmer Motorsports contact information to R. Flores-Marzán.
- Revising subdivision control bylaw remains important but not a high priority a this point.

6. Adjourn – **Motion** by C. DiMarzio to adjourn at 7:50 p.m. second D. Kopacz,

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

*Respectfully submitted by
Judith P. B. Mosso, MPA
Assistant to the Director*