



TOWN OF WARE

Planning & Community Development
126 Main Street,
Ware, Massachusetts 01082
t. 413.967.9648 ext. 118 f. 413.967.9627

Meeting Minutes from **October 28, 2015**

Zoning Board of Appeals

Board of Selectmen's Meeting Room, 126 Main Street, Ware, MA 01082

P. Hamel, acting as Chairman, opened the meeting at 7:00 pm.

Present: Chuck Dowd, Greg Eaton, George Staiti (Alternate), Phil Hamel, Lew Iadarola
(Chairman)

Staff: Judi Mosso, Assistant to the Director

Public: none; no media present

The Chairman called the meeting to order at 7:03 p.m.

There was brief discussion about the new Building Inspector whom the ZBA have yet to formally meet. J. Mosso will invite him to the next ZBA meeting and ask him to prepare any comments and questions about various zoning enforcement challenges he might be facing as well as any feedback on, or proposed changes to, the zoning bylaw.

There was brief discussion about the Beaver Lake district including setbacks and density.

There was brief discussion about the Citizen Planner Training Collaborative (CPTC) fall conference. Board members would like to know which courses they have already taken and when; J. Mosso will inquire with CPTC staff.

1. Administrative - Approval of Minutes, August 26, 2015 - J. Mosso informed the board that these minutes will be available next month.
2. Variance Request, V-2015-04, Joseph Boudreau, 57 Old Belchertown Road
 - The Chairman opened the public hearing at 7:10 p.m. and indicated that neither the proponent nor his representative were present. After waiting several minutes, the Board concurred that an absent proponent was highly unusual. Therefore, the Chairman called both the applicant's home and mobile numbers provided on the application and left voice messages at both numbers. J. Mosso received no request for a continuance. She also reported that Karen Cullen (Director of

Planning and Community Development) gave no indication that the applicant sent such a request to her.

- The Chairman appointed George Staiti as Alternate for this hearing. The Chairman then read the legal ad into record. There was brief discussion about the variance request to encroach eight feet into the side setback in order to connect the garage to the house with only a roof to create a breezeway. **Motion** by C. Dowd to continue the public hearing for V-2015-04 until November 30 at 7:00. Seconded by G. Eaton. So voted 5/0/0.
- J. Mosso will send the applicant a letter about the continuance. The letter will also inform him that if he intends to not continue with his project, that he should indicate this in writing to the Board and request that his application be withdrawn without prejudice.
- There was brief discussion about the topography, conditioning an approval verses enforcement by the Building Inspector.
- **Motion** by C. Dowd to adjourn at 7:32. Seconded by P. Hamel.

Documents reviewed:

V-2015-04: legal ad and application
Citizen Planner Training Collaborative fall conference flyer

Documents received:

none

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

Minutes approved on: _____

Lew Iadarola _____
 Phil Hamel _____
 Chuck Dowd _____
 Greg Eaton _____
 George Staiti _____