



TOWN OF WARE

Planning & Community Development

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Zoning Board of Appeals

Meeting Minutes from **Wednesday, September 27, 2017**

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

Board members present: Chuck Dowd, Greg Eaton, Phil Hamel, Betsy Calvert, Lew Iadarola (Chairman), Dave Skoczylas (Alternate), George Staiti (Alternate)

Staff present: Rubén Flores-Marzán, Director
Judi Mosso, Assistant to the Director

Public in attendance: none

Chairman called the meeting to order at 7:00 p.m.

1. **Welcome new member Betsy Calvert** – Board members and staff welcomed Ms. Calvert; introductions were made of all present. There was brief discussion about the types of applications that come before the ZBA.
2. **Approve minutes from July 12, 2017 – Motion** by P. Hamel to accept the minutes as presented. Seconded by G. Eaton. So voted 5/0/0.
3. **Planning Board Zoning Bylaw amendments** – The Director updated the Board on the proposed bylaw amendment to modify some use in the Use Tables and to add a section to address the state and local approvals for recreational marijuana cultivation and sales sites. Ware votes approved those uses by 56% and the Planning Board is implementing that mandate. The public hearing on the proposed amendment will be held on October 4; Lew, George, and Greg plan on attending. The draft language was taken from WA, CA, and OR and balanced to capture the essence of Ware voter intent; it includes community host agreement benchmarks. There was discussion about lessons learned from CO, examining applications mindfully, that conditioning permits is allowed, taking a proactive approach to potential projects.

There was additional discussion about: economic opportunities, taxable incomes, the zoning bylaw as a living document, attracting a diverse economy, encouraging

walkable downtown environment, supporting technological and economic development in town including academic and research space,

4. Adjourn – **Motion** by G. Staiti to adjourn the meeting at 8:20. Seconded by C. Dowd.

Documents reviewed at meeting:

Minutes from July 12, 2017
Draft zoning bylaw amendment

Documents received at meeting:

none

*Respectfully submitted by
Judi Mosso, MPA, Assistant to the Director*

Minutes Approved on: _____	
Iadarola	_____
Hamel	_____
Dowd	_____
Eaton	_____
Calvert	_____
Staiti	_____
Skoczylas	_____