



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

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## Planning Board

Meeting Minutes from

**Thursday May 7, 2020**

Select Board Room, Town Hall

**Planning Board Members Present:** Rick Starodoj (Chairman), Fred Urban, Josh Kusnierz, Edward Murphy (virtual), Joseph Knight (virtual)

**Staff Present:** Rebekah DeCoursey, Director

**Public in Attendance (virtual):** Thomas Barnes

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### PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:00 pm and the Board led the Pledge of Allegiance.

### APPROVAL OF MINUTES

Postponed until next meeting.

### ANR – 139 West Street

The applicant wants to purchase a 40 ft. strip around the building for maneuvering. There is more than sufficient property left on the other parcel to meet minimum requirements. **Motion** by F. Urban to approve the ANR. Seconded by E. Murphy and Approved 5-0.

### DISCUSSION

**Rules and Regulations of the Planning Board.** R. DeCoursey discussed expansions to Section 5.6 of the rules and regulations including the Rule of Necessity. A discussion on the process of Site Plan Review and Special Permits was discussed as stated in the rules and regulations. The Chairman made a comment about making sure it is known that the rules and regulations document does not supersede the existing voted upon town bylaws. Also, the Chairman wanted to be sure to emphasize in the Special Permit section that no work can commence after the appeal period until it has been recorded at the Registry of Deeds. The Chairman also stated a desire for there to be a list of all of the past special permits on the town website for reference purposes. A draft of the proposed rules and regulations is available on the Planning Department website. The Board will hold a public hearing to adopt the regulations in later part of July 2020.

## **Old Business**

**Upper Church Street Solar Project.** There were still outstanding issues that needed to be addressed concerning plantings on the eastern portion of the site. One of the conditions in the Special Permit is if the plantings die, they need to be replaced. Chairman proposed being much more detailed in the special permits regarding the quality and quantity of plantings. J. Kusnierz proposed requiring tags on all plantings identifying the species Latin name along with pictures. He also raised a point about specifying a planting timeline in order to have more control over the type, quality, and quantity. The Chairman would like to see more wording regarding access for inspections. He would also like to see an additions to the rules and regulations that states anyone representing the property owner (if the applicant and property owner are not the same) there needs to a notarized authorization letter for anyone acting on behalf of the property owner.

**Wildflower Drive.** General discussion for acceptance. T. Barnes asked a question regarding connecting the sidewalk as an evacuation root for the school; however the school department had previously stated that they do not want access through that area.

## **New Business**

**Cedar Roots Extension.** An application was submitted for an extension of the permit for the proposed marijuana cultivation facility in the Millyard. The applicant will be present for the meeting scheduled for June 4<sup>th</sup>.

**Curaleaf Medical Use.** Curaleaf is a recreational marijuana dispensary that recently opened for business on West Street. They are requesting that the Cannabis Control Commission move their provisional medical marijuana license from their facility in Provincetown MA to the Ware facility. As a result, the town needs to modify their special permit. This will be addressed during the June 18<sup>th</sup> Planning Board meeting. This change would only affect the interior of the facility.

**Forefront Solar Project.** R. DeCoursey spoke to Ed Switzer from Forefront and he will be submitting an application for renewal regarding the properties on the landfill and greenfield on Robbins Road.

## **Town Planner Update**

- Main Street Improvement Project is underway. Maps explaining changes are available on the town website. Issues were raised regarding the species of trees that have been put in.
- Complete Streets Prioritization Plan is nearly complete. The Chairman wanted to know which streets are considered arterial streets, which ones are main connector roads, and which ones are secondary/feeder roads. He also raised some points about addressing various speed limits around town.

**Adjourn to Executive Session**

Motion by J. Kusnierz to adjourn to Executive Session in accordance with M.G.L. Chapter 30A Section 21 (a) (3) Litigation, not to convene in regular session. Seconded by F. Urban. All in favor 5-0. Adjourned at 8 p.m.

Next meeting is scheduled for 5/21/2020.

Minutes from May 7, 2020  
Respectfully submitted by,

Jack Carolan, Department Assistant

Minutes Approved on:	<u>5/21/20</u>
Starodoj	<u>[Signature]</u>
Urban	_____
Kusnierz	<u>[Signature]</u>
Knight	_____
Murphy	_____