



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

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## Planning Board

Meeting Minutes from

**Thursday, September 3, 2020**

Select Board Room, Town Hall

**Planning Board Members Present:**

Rick Starodoj (Chairman), Josh Kusnierz, Ed Murphy III, Joseph Knight (Remote), and Ken Crosby

**Staff Present:**

Rebekah DeCoursey, Director; Jack Carolan, Assistant, Anna Marques; Building Inspector

**Public in Attendance:**

Tom Barnes, Keith Kruckas, William Moryl, Dan Kularski

### PLEDGE OF ALLEGIANCE

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

### ADMINISTRATIVE

Approval of minutes from August 6, 2020, August 16, 2020 (Site Visit), and August 20, 2020.

**Motion** by E. Murphy to approve the minutes from the 6, 16, and 20 of August 2020 with discussed corrections. Seconded by K. Crosby. All in Favor. Approved 5-0

ANR 2020-05: 77 Old Gilbertville Road – Martin & Robin M. Murphy

**Motion** by J. Kusnierz to approve ANR 2020-05 as presented. Seconded by K. Crosby. All in favor. Approved 5-0

ANR 2020-06: 10 & 14 Homecrest Ave. - Joseph Sidur Jr. and Michael & Janice Turner

**Motion** by J. Kusnierz to approve ANR 2020-06 as presented. Seconded by E. Murphy. All in favor. Approved 5-0

## PUBLIC HEARING

319 Palmer Road – William A. Moryl is requesting Site Plan Approval for a self-storage facility. Assessor's Map 9-0-138, Zoned: Residential Business (RB)

J. Kusnierz read the legal notice pertaining to this public hearing out loud in front of the board.

W. Moryl, the applicant, presented his plans for this particular project to the board. The proposed project was approved by the Conservation Commission on August 12, 2020. There were some privacy concerns from those living on Kingsbury Lane but W. Moryl stated this will be addressed through installation of a privacy fence. There will also be permeable pavement installed as part of this project allowing for increased and improved drainage of stormwater.

W. Moryl read from the application to provide more detail for the board. The proposed self-storage project would involve the construction of 5 buildings and relevant parking structures but does not require any water or sewer connections. There will be 200 individual self-storage units in total. Part of the conditions put forth by the Conservation Commission included conducting a reports to show how the bi-annual vacuum sweeping of the permeable pavement is being conducted.

T. Barnes spoke out in support of the use of permeable/porous pavement and discussed some of the many benefits it provides from a conservation standpoint. K. Kruckas asked if it would eventually get clogged with dirt and sediment. W. Moryl explained that the vacuum sweeping addresses that issue and also the fact that it is being used in a low traffic setting. W. Moryl provided the board with a brief demonstration of how the pavement works by pouring water onto a sample and showing how the water drains right through.

K. Crosby asked if a Perc Test had been conducted and W. Moryl replied yes and went over some of the site plans in more detail to clear up his question.

W. Moryl went on to discuss the traffic impacts related to this project. He presented some findings from the Institute of Transportation Engineers Manual for Trip Generation. The proposed project is for 31,200 square feet of self-storage. He then provided the board with data he collected on his own from one of his other self-storage facilities using security camera footage. He counted 54 trips during the weekdays, 21 trips on Saturdays and 16 trips on Sundays in June 2020 at his 10,000 square foot facility which is 100% occupied. He estimated out what these impacts would be on the 31,200 square foot facility by applying a 3.12 multiplier. He came up with an average of 42 trips on a weekday, 16 trips on a Saturday, and 12 trips on a Sunday.

W. Moryl also stated that this project would take approximately 35 weeks in total to complete. He also noted that once completed the facility would be only be accessible from 7 am to 7 pm

via an electronic gate entrance. Each building will be 8 ft. 4 in. tall and foundations will be anywhere from 3 to 5 feet below the top of the existing stone wall. A 6 ft. fence will also be constructed around the property. Privacy inserts will be installed along the entire west5er side to provide abutting residents on Kingsbury Lane with additional privacy.

K. Crosby asked where the closest fire hydrant was to the property and W. Moryl responded that there is one directly across the street.

Chairman R. Starodoj raised some concerns with the 20 ft. buffer requirement on the Kingsbury Lane side of the property. He stated that a driveway cannot be considered part of a buffer which is currently the case as the project is proposed. A discussion ensued regarding why it is not feasible to reposition the proposed buildings.

Chairman R. Starodoj mentioned the possibility of going before the ZBA for a variance but R. DeCoursey cautioned against that stating that it is clear that this project does not meet the criteria for a variance. J. Kusnierz seconded the opinion of the Chairman that going before the ZBA was his best option.

W. Moryl told the Board he was willing to work with them and wanted to know what they would like to see in the 20 ft. buffer. Chairman R. Starodoj replied that he would like to see some plantings there. J. Kusnierz requested a site visit in order to get a better sense of the buffer area in question. August 12, 2020 was chosen as a date for the site visit while K. Crosby will make his own arrangements to view the property. Upon further discussion it was determined by R. DeCoursey that because this situation does not fall under the criteria for a variance, it is up to the Planning Board and not the ZBA to solve this particular issue regarding the buffer.

W. Moryl asked the board if there was anything they could do in terms of granting a waiver as opposed to seeking a variance through the ZBA. A discussion followed where W. Moryl proposed removing access on the Kingsbury Lane side of the property and only having access on the opposite side of the buildings in order to satisfy the 20 ft. buffer requirement. The back of the building would then act as a fence since it would not have any access on that side. The discussion then led into what type of plantings would be put in for aesthetic and privacy reasons along the Kingsbury Lane side. W. Moryl suggested that he would consider using arborvitaes (Dark Americans). They would be approximately 4-5 ft. tall at the time of planting but would grow and fill out considerably over time. J. Kusnierz recommended trying to find 5-6 ft. tall trees given their price point compared to the 4-5 ft. trees. J. Kusnierz strongly recommended that the trees should only be spaced 5 ft. apart and as close to the stone wall as possible.

K. Kruckas asked R. Starodoj if the fire chief would have to sign off on the revised plans for the property. R. Starodoj said that the plans had been sent out to the fire department for comments before the meeting but none were given. D. Kularski asked what the construction

schedule would look like. It was discussed that there are regulations as to what hour's construction can take place. Construction can occur Monday thru Saturday but with more limited hours on Saturdays. R. DeCoursey asked W. Moryl where he planned to put the snow from plowing in the winter. He replied by discussing his plan for where to place the snow, at the west side of the site.

W. Moryl raised the idea of using white pine given how quickly they grow. J. Kusnierz cautioned against using them. T. Barnes raised a concern about how stormwater will now be handled on the Kingsbury Lane side of the building. W. Moryl said he would address that by putting gravel down.

Chairman R. Starodoj went through the conditions that were decided upon for approval of the site plan. It was agreed that construction would have to end by 4 pm. on Saturdays.

**Motion** by J. Kusnierz to approve SPR-2020-04 in accordance with the discussion, modifications, and conditions agreed upon during the meeting. Seconded by E. Murphy

Joe Knight- **AYE**

Josh Kusnierz- **AYE**

Richard Starodoj- **AYE**

Ed Murphy- **AYE**

Ken Crosby- **AYE**

All in favor and approved 5-0

## **DISCUSSION OF ZONING BYLAW AMENDMENTS**

This discussion was postponed until the October 1, 2020 meeting

## **TOWN PLANNER UPDATE**

A brief discussion on the Couture and FT Smith solar projects and the current standing in permitting process. R. DeCoursey brought up the issue that Ken Crosby would not be able to vote on these applications because he is a new member of the board and was not appointed at the time of the application submission. This would only leave four voting members and a majority vote is required. Moving forward would be at risk of the applicant to receive a majority vote. T. Barnes noted that those two projects have still not gone through the Conservation Commission.

R. DeCoursey updated the board on Terry Smith's solar application that was just submitted. The first discussion is scheduled for the first meeting in November. She also updated the board on the grant money that has become available for microenterprise businesses (5 or fewer employees). Businesses can be eligible for up to \$10,000.

**Motion** by J. Kusnierz to adjourn the meeting at 8:59 pm. Seconded by E. Murphy. All in favor.  
Approved 5-0

The next meeting is scheduled for Thursday October 1, 2020 at 7 pm.

Minutes from September 3, 2020

Respectfully submitted by,

Jack Carolan- Department Assistant

*Minutes Approved on:* \_\_\_\_\_

Starodoj \_\_\_\_\_

Kusnierz \_\_\_\_\_

Knight \_\_\_\_\_

Murphy \_\_\_\_\_

Crosby \_\_\_\_\_