



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
413.967.9648 ext. 120
rwatchilla@townofware.com

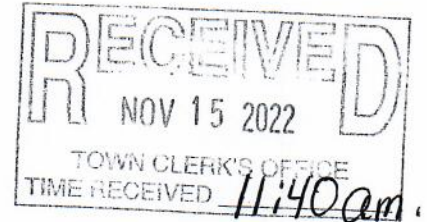
MEETING AGENDA COMMUNITY DEVELOPMENT AUTHORITY NOVEMBER 21, 2022

Location: Board of Selectmen's Meeting Room
Town Hall, 126 Main Street, Ware, MA 01082

Time: 6:30 PM

CALL-IN OPTION TO PARTICIPATE:

Phone number: 929-205-6099
Meeting ID: 784 604 1861
Passcode: 01082



Instructions for call-in option: Call the phone number above and enter the Meeting ID when prompted. Join online: <https://zoom.us/join>

-
1. Pledge of Allegiance
 2. Administrative
 - a. Approval of meeting minutes from October 17th, 2022.
 3. Review Financial Accounts
 - a. Through October 31st, 2022.
 4. Approval of Septic Loan Program Application
 - a. Joseph and Elaine Siok – 33 Meadow Road
 5. Updates
 - a. CDBG
 - i. FY2021: Façade Improvement program
 1. Update on Design Review Committee Progress
 2. Update on Cottage Street
 6. Old Business
 - a. Discussion of next projects for the Community Development Block Grant (CDBG)
 - b. Discussion on distressed assets
 7. New Business
 - a. Any items that the Chair did not anticipate including in this agenda prior to the meeting
 8. Ancillary Discussion
 9. Adjourn



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t. 413.967.9648 ext. 120

COMMUNITY DEVELOPMENT AUTHORITY

Meeting Minutes from

Monday, October 17th, 2022

Select Board Room, Town Hall

CDA Members Present:

Danielle Souza, Chair
John Carroll (Remote)
Tiffany Menard
Rhiannon Gresty (Remote)
S.K. "Rob" Robinson

CDA Members Absent:

Brandy Bruso

Public:

Staff Present:

Rob Watchilla, PCD Director
Kristen Jacobsen, PCD Admin.

PLEDGE OF ALLEGIENCE

Chair D. Souza called the meeting to order at 6:30 pm.

ADMINISTRATIVE

Approval of Meeting Minutes from September 12, 2022 meeting

Motion made by J. Carroll to approve the meeting minutes from September 12, 2022. Seconded by SK Robinson.

D. Souza	Aye
J. Carroll	Aye
R. Gresty	Absent
S. Robinson	Aye

All in Favor. Approved 4/0/0.

Review Financial Accounts

Through September 30th, 2022

R. Watchilla stated there has not been much activity in the accounts with the exception of the interest payment in the cash account.

D. Souza asked if anyone had questions regarding the financial accounts. The board did not.

Updates

R. Watchilla inquired if the CDBG & FY2020-CV: Social Services & Microenterprises programs were still active. T. Menard answered stating they were basically wrapped up.

T. Menard stated they were awaiting Tighe & Bond, however, the weather has been a factor. R. Watchilla asked what amount they were looking for. T. Menard answered saying it was approximately in the \$60,000.00 dollar range. The thought is to have that portion completed by January 20th, 2022, in advance of the next grant cycle in March 2023.

D. Souza asked the board if anyone had any questions. There was no further discussion

R. Gresty joined

FY2021: Façade Improvement program

T. Menard stated she had received 17 applications, however there was a misunderstanding with the application per project format. There had been a few applications which listed numerous projects on the same application.

D. Souza asked what difficulties people had filling out the applications. R. Watchilla stated some people needed assistance determining a good project idea and other smaller tasks.

D. Souza and R. Watchilla discussed how the funds might be dispersed between projects and what criteria the board might use to do so. The board also discussed the method in which the contractors would be paid. D. Souza suggested a two-party check to the business owner and the contractor.

The board discussed what the process for choosing contractors might be and if it would be wise to group like projects together to maximize the amount of business owners the grant would be able to help. Also, the board discussed with S. Beckley the process in which the funds could be allotted to the differing projects.

The board discussed the prospective role of the design committee and that it would be further discussed during the design review meeting October 19, 2022, at 5:30pm. R. Watchilla confirmed with S. Beckley that three quotes were needed only if the jobs were \$10,000.00 or greater.

D. Souza inquired if the business owners had in mind, if they would prefer to have the legwork done for them. R. Watchilla responded that he had not received that as feedback and had told the applicants that it could be done on a case by case basis and could depend on project size. Also, they discussed the best way to maximize the effect the upgrades would have on Main St.

J. Carroll added that the types of projects sought after may be dependent on whether the applicant was the building or business owner.

R. Watchilla stated that they received few applications from business owners. He surmised that some business owners may have gotten the impression since they didn't own the building that they couldn't apply.

D. Souza inquired what the status of an upgraded sign would be if the business owner left. R. Watchilla said he believed that decision would lie with the business owner and their landlord. R. Gresty stated she believed it would be a contract between the business owner and the landlord.

D. Souza stated the overall objective was to enhance the Main St. SK Robinson inquired if it was possible to argue for the improvements to stay with the building if the business vacated the space. D. Souza agreed saying there it may be easier to rent out the vacated space if it already has a sign. R. Gresty stated that they may need to look into the ease of which the sign could be replaced for the new business. SK Added that they may want to explore options which allow for interchangeability.

D. Souza proposed compiling all projects of like types together to ease the review process.

S. Beckley asked if any funds had been set aside for design.

J. Carroll inquired if PVPC was offering funding to ad accessibility for seniors. T. Menard stated they were not.

The board discussed different possible community projects.

New Business

The board discussed vacant and distressed buildings. S.K. discussed methods for locating vacant buildings and what types of properties he had found. He found that Ware has an inordinate amount of real estate owned properties and there are also vacant properties locked in probate. The board discussed options for those types of properties. S.K. suggested having a conversation about eminent domain for distressed properties.

R. Watchilla spoke of the Vacant Unit Bylaw that A. Marques was working on

R. Watchilla cautioned the use of the phrase eminent domain.

S.K mentioned redevelopment organizations that would be responsible as opposed to the town itself.

R. Watchilla and S.K. discussed the Ware Housing authority and the differences between that and a development authority.

D. Souza mentioned that Ware would benefit have a selection of HUD approved homes to help lower income residents.

ADJOURN

Motion made by J. Carroll to adjourn meeting at 7:31 pm. Seconded by R. Gresty.

D. Souza	Aye
J. Carroll	Aye
R. Gresty	Aye
R. Robinson	Aye
All in favor.	Approved 4/0/1.

NEXT COMMUNITY DEVELOPMENT AUTHORITY MEETING DATE

The next Community Development Authority meeting will be held Monday, November 21st, 2022, at 6:30 pm.

Minutes from October 17th, 2022

Respectfully submitted by,

Kristen Jacobsen

Admin

Planning & Community Development

Minutes Approved on: _____

Souza _____

Carroll _____

Bruso _____

Robinson _____

Gresty _____

Cash Account (1054) "Grants Funds"

General Use / UCC's paid from this account/ Salary Portion Paid through this account IF GRANT IS NOT FUNDED / Misc Expenses

General Use / Statements Come from Town/Erica

Date	Warrant #	Check Name / From Whom	Deposit	Spent	Balance	Notes
START OF FISCAL YEAR 2023						
7/7/2022		Carnival Police Detail		\$ 4,000.00		Reimbursed to GF on 8/29/22
7/13/2022		212 Belchertown Road HR		\$ 3,600.00		Reimbursed to GF on 8/29/22
7/14/2022		P&H Excavating		\$ 9,700.00		Emergency Repair at Memorial Field (Excavation) Reimbursed to GF on 8/29/22
7/20/2022		PVPC	\$ 3,864.22		\$ 71,036.44	Payroll reimbursement 4/8-4/22/22 and partial 5/7-6/4/22
7/31/2022		Interest	\$ 8.74		\$ 71,045.18	Balance July
8/22/2022		PVPC	\$ 2,884.62		\$ 73,929.80	Payroll reimbursement 6/18 - 7/2/22 check # 1658
8/29/2022		Transfer to General Fund		\$ 30,345.55	\$ 43,584.25	(FTHB Lombardo, 212 Belchertown Road HR, P&H Excavating, Carnival)
8/31/2022		PVPC	\$ 4,451.58		\$ 48,035.83	Payroll reimbursement
8/31/2022		Interest	\$ 8.82		\$ 48,044.65	Balance August
9/30/2022		Interest	\$ 5.92		\$ 48,050.57	Balance September
10/31/2022		Interest	\$ 6.12		\$ 48,056.69	Balance October
COMMITTED FUNDS						
		First Time Homebuyers	\$ 5,000.00		\$ 43,056.69	
		Park Avenue Sewer	\$ 35,000.00		\$ 8,056.69	
		Emergency Repair at Memorial Field	\$ 2,300.00		\$ 5,756.69	\$9,700 reimbursed to GF on 8/29/22
					\$ 5,756.69	AVAILABLE BALANCE

Program Income (0501)

Operating expenses and other activity / Interest Bearing Account

If CDBG HR Loan Recaptures account is over \$35k,
then transfer money from there into here

Statements comes from PVPC

Balanced As of:
10/31/2022

	Transfer	Interest	Expenditure	Balance
Jun-22				\$ 750.00
Jul-22	\$ -	\$ -	\$ -	\$ 750.00
Aug-22		\$ -	\$ -	\$ 750.00
Sep-22		\$ -	\$ -	\$ 750.00
Oct-22		\$ -	\$ -	\$ 750.00
Nov-22		\$ -	\$ -	
Dec-22		\$ -	\$ -	
Jan-23		\$ -	\$ -	
Feb-23		\$ -	\$ -	
Mar-23		\$ -	\$ -	
Apr-23		\$ -	\$ -	
May-23		\$ -	\$ -	
Jun-23		\$ -	\$ -	
			Remaining Balance	\$ 750.00

Committed

\$ 750.00 AVAILABLE BALANCE

Housing Rehabilitation Loan Payment

Turn Checks over to Country Bank Account 1462134 / Statements from Town/Darlene
Internal Account 3110-000-4801-000

Date	Check Number	Withdrawn	Deposit	Interest	Balance	Payment Number / Month
START OF FISCAL YEAR 2023						
07/01/22		\$	202.63		\$ 5,739.76	HR Payment #32
07/05/22		\$	980.00		\$ 6,719.76	HR Loan Payoff FY08/09
07/26/22		\$	64.00		\$ 6,783.76	HR Payment #44
07/31/22				\$ 0.84	\$ 6,784.60	Statement Balance - July
08/02/22		\$	96.71		\$ 6,881.31	HR Payment #95
08/04/22		\$	202.63		\$ 7,083.94	HR Payment #33
08/18/22		\$	12,159.00		\$ 19,242.94	HR Loan Payoff FY13 - 24 Clinton St
08/22/22		\$	64.00		\$ 19,306.94	HR Payment #45
08/31/22				\$ 1.61	\$ 19,308.55	Statement Balance - August
09/01/22		\$	96.71		\$ 19,405.26	HR Payment #96
09/06/22		\$	202.63		\$ 19,607.89	HR Payment #34
09/22/22		\$	64.00		\$ 19,671.89	HR Payment #46
09/22/22		\$	3,461.20		\$ 23,133.09	HR Loan Payoff FY08
09/30/22				\$ 2.54	\$ 23,135.63	Statement Balance - September
10/06/22		\$	96.71		\$ 23,232.34	HR Payment #97
10/06/22		\$	202.63		\$ 23,434.97	HR Payment #35
10/06/22		\$	64.00		\$ 23,498.97	HR Payment #47
10/31/22		\$	96.71		\$ 23,595.68	HR Payment #98
10/31/22				\$ 2.99	\$ 23,598.67	Statement Balance - October



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t. 413.967.9648 ext. 120 rwatchilla@townofware.com

**SEPTIC SYSTEM IMPROVEMENT LOAN
APPLICATION**

Homeowner Information

Name: JOSEPH & ELAINE SIOK

Address: 33 MEADOW RD, WARE, MA 01082

Mailing Address (if different from above): _____

Phone (Home): 413-967-3830

Phone (Work): _____

Phone (Mobile): 413-813-8101

Which is the best number to reach you? Home ☒ Work ☐ Mobile ☒

E.mail address: JOSEPH SIOK JKM-TS@047600K.COM

Level of Need

If known, please provide information on the type of repairs needed.

- a. New soil absorption system (SAS) only
- ☒ b. Entirely NEW septic system
- c. Repairs to only parts of the system
- d. To connect to Ware's existing sewer system

Cost Estimates

If known, please provide information on the costs of repairs.

Engineering soil evaluation and design	\$ 3,200.00
Estimated costs of repair, replacement or connection	\$ 22,500.00
Contingency amount (20%) for project	\$
Total Loan Estimate	\$

Acknowledgement

I/we will agree to sign a Loan Agreement with the Town of Ware, to pay for the required costs associated with the septic system repair, and am aware that these costs will be secured by a Lien on my property.

I/we further agree that this loan is partly contingent on the Town of Ware determining whether my property lies within an environmentally sensitive area; and that the loan is deemed to be fundable by the Town.

Signature: Joseph M. Loh
(Property Owner)

Date: 11/15/22

Signature: Elaine Pirk
(Property Owner)

Date: 11-15-22

FOR OFFICE USE ONLY

Pre-application received: _____

Application received: 11/15/2022

Date Approved: _____

AOP Recorded Date: _____ Book/Page: _____

Complete Septic Service, LLC
 44 Mercier Dr
 Belchertown, MA 01007 US
 4133234327
 completeseptic@gmail.com
 www.completesepticservice.com

Estimate

ADDRESS

Joe Siok
 33 Meadow Rd.
 Ware, MA 01082

ESTIMATE #	DATE	
2227	10/25/2022	

DESCRIPTION	QTY	RATE	AMOUNT
Install new septic system according to engineered plan Pump and remove existing septic tank Install new 1500 gal two compartment septic tank Dig out SAS area Install new 14'x'42' leach field Grade all disturbed areas with topsoil Rake, seed and hay topsoil Extra care will be taken on blacktop driveway but Complete Septic Service LLC. is not responsible for damage due to large trucks and equipment. Complete Septic Service LLC. is not responsible for damage to sprinkler lines. Tree behind driveway may need to be temporarily relocated but Complete Septic Service LLC. is not responsible for damage.	1	22,500.00	22,500.00
TOTAL			\$22,500.00

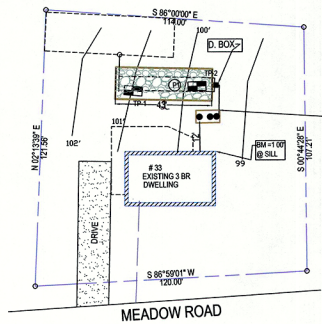
Accepted By

Accepted Date

SCALE IN FEET



- GRAVITY FLOW SEPTIC SYSTEM OPERATION AND MAINTENANCE NOTES FOR HOMEOWNERS:**
1. MAINTAIN TANK PUMPED EVERY 1 YEAR.
 2. MAINTAIN AREA AROUND SEPTIC SYSTEM AS GRASSY OR USE OF GRASSY COVER.
 3. DO NOT PLANT ANY TREES OR DEEP ROOTING SHRUBS WITHIN 10 FT. OF SYSTEM.
 4. USE ONLY LIQUID DETERGENTS & LOW FLOW WINDERS.
 5. CLEAN TANK OUTLET FILTER ANNUALLY IF CLOGGED.
 6. NO WATER SOFTENER OR BACKFLOW PREVENTER ALLOWED.
 7. NO PERMANENT STRUCTURES TO BE PLACED ON THE SYSTEM OR RESERVE.
 8. ALL SANITARY HOUSEHOLD PIPING MUST GO INTO SEWER PIPE IN BUILDING.
 9. DO NOT FLUSH SANITARY PRODUCTS OR BULKY WIPES (DISPOSE IN TRASH).



PUMP AND REPLACE WITH NEW 1500 GALLON SEPTIC TANK WITH RISERS

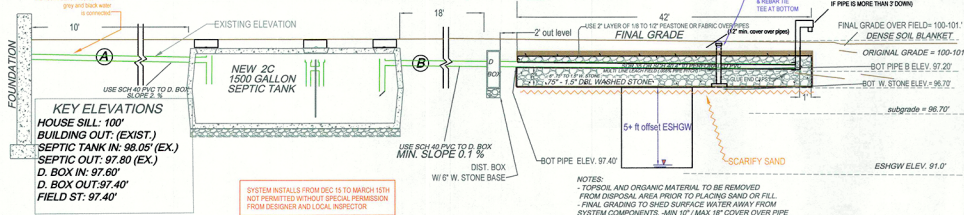
MEADOW ROAD

NOT AN ACTUAL SURVEY!!
LINES DRAWN FOR SEPTIC LOCATION PURPOSES ONLY!
ALL LAYOUT DIMENSIONS ARE SCALABLE ON PLAN

- LEGEND**
- TP-1: PUMP LOCATION, NUMBER
 - TP-2: TEST HOLE LOCATION, NUMBER
 - ESTIMATED WATER LINE
 - ESTIMATED GAS LINES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - WELL LOCATION

M.S.L. 146
AKA LOT 21
SCALE: 1"=30'
0.3065 AC +/-

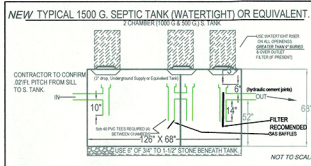
EFFLUENT DISPOSAL SYSTEM (CROSS SECTION - NOT TO SCALE)



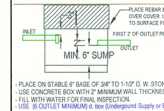
KEY ELEVATIONS
HOUSE SILL: 100'
BUILDING OUT: (EXIST.)
SEPTIC TANK IN: 98.05' (EX.)
SEPTIC OUT: 97.80' (EX.)
D. BOX IN: 97.60'
D. BOX OUT: 97.40'
FIELD ST: 97.40'

SYSTEM INSTALLS FROM DEC 15 TO MARCH 15TH
NOT PERMITTED WITHOUT SPECIAL PERMISSION
FROM DESIGNER AND LOCAL INSPECTOR

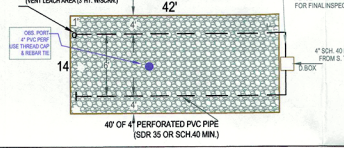
NOTES:
- TOPSOIL AND ORGANIC MATERIAL TO BE REMOVED FROM DISPOSAL AREA PRIOR TO PLACING SAND OR FILL.
- FINAL GRADING TO DRAIN SURFACE WATER AWAY FROM SYSTEM COMPONENTS. MIN 10" / MAX 18" COVER OVER PIPE



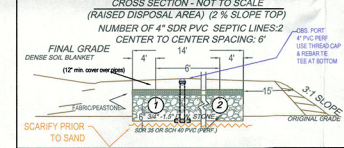
TYPICAL D.BOX (WATERTIGHT)



LEACH FIELD DETAIL (NTS)



EFFLUENT DISPOSAL AREA CROSS SECTION - NOT TO SCALE



PERC TEST*
P1 = 42"
0845-12"
0850-12"
0852-12"
0854-12"
12 MPI = CAN T HOLD



SUBJECT SITE LOCATION



DESIGN NOTES AND CALCULATIONS:

1. 3 (BEDROOM HOME) = 330 GPD MIN. REQUIRED. (435 GPD, provided)
- Use LEACHFIELD 14" WIDE X 42" LONG WITH 6" OF 3/4" TO 1 1/2" DBL WASHED STONE BELOW INVERT.
- BOTTOM AREA: 1 FIELD (14' W X 42') = 588 SF.
- TOTAL AREA: 588 SF X .74 GAL/SF = 435 GPD PROVIDED.
3. GARBAGE DISPOSAL NOT PERMITTED (A/C AND FURNACE CONDENSATE TUBES NOT ALLOWED)
4. NO OTHER PRIVATE WELLS WITHIN 150 FEET OF SAS. (TOWN WATER)
5. NO WETLANDS WITHIN 100 FEET OF SAS.
6. USE NEW 1500 GAL. S. TANK AS NOTED & MAINTAIN 0.02 PITCH FROM SILL TO S. TANK
- INSTALL & INSPECT SCH. 40 TEES & BAFFLES (10" INLET, 14" OUTLET).
- NOTE:**
- ALL COMPONENTS OF NEW SYSTEM MUST BE MARKED WITH MAGNETIC TAPE. BE SURE TO MAINTAIN 3" CLEARANCE FROM TOP OF TEES TO BOTTOM OF TANK COVERS & BOXES.
7. USE LARGE STYLE (6 OUTLET) D.BOX ONLY.
- 7A. ALL D.BOX OUTLET PIPES LEVEL FOR FIRST 2' BOXES MUST HAVE 2" CONC. WALLS
- NOTE:**
- D.BOXES WITH MORE THAN 9' OF COVER SOIL MUST HAVE RISERS TO 6" OF SURFACE.
- 7B. ANY ALL PLASTIC RISERS MUST BE SECURED WITH STAINLESS STEEL SCREWS.
8. USE (10" x 12") STONE UNDER TANK & D. BOX FOR STABLE BASE.
- USE ONLY DBL. WASHED APPROVED (75"-1.5") FOR PLACEMENT IN LEACH AREA.
9. USE PROPER SCH. 40 PVC TEES AS SHOWN.
10. PRE & POST CONTOURS NOTED AS NECESSARY. RESERVE AS NOTED (not required for repairs).
11. SLOPE CALC (SEE CONTOURS). SUBGRADE INSP. REQD.
12. USE FIELD DUE TO TOPOGRAPHY AND SPACE OF LOT WITH RESPECT TO LOCATION AND ELEVATION OF RESIDENCE & ESHGW (310 CMR 15.240)
13. USE 2% MIN. SLOPE OVER SAS
- CLEAR TOP AND SUB TO BASE OF OLD SYSTEM AS SHOWN (INSPECTION REQUIRED).
- PRIOR TO TITLE V SANDSTONE PLACEMENT & EXCAVATE EXISTING LOAM, SUB AND ANY EXISTING DEBRIS, CHAMBERS, DIRTY FILL OR PRIOR SYSTEM IF PRESENT.
15. SOIL EVALUATION BY S. PALANI & ALAN WEISS.
- PERC RATE = < 2 MPI ON FILE.
- CLASS 1 SAND SOIL RATING
16. NO TREES WITHIN 10 FT. OF NEW LEACH AREA.
17. ENGINEER TO INSPECT SUBGRADE, TOWN AND ENGINEER INSPECT AT FINAL.
18. BM 1 (HOUSE SILL, 88' INCH) CONFORM PROPER PIPE SLOPES
- USE INSPECT SCH. 40 PIPE FOR PIPE FROM HOUSE TO NEW OR EXISTING TANK
19. GRADE MUD AND SEED OVER SAS AS NOTED.
20. INSTALLATION IN LOW DRAINAGE WATER SEASON RECOMMENDED.
21. USE OBSERVATION PORT NEAR CENTER OF STONE BED HAVE 4" PERFORATED, PVC INSPECTION PORTALS TO BOTTOM OF STONE BED, WITH RISER TO 3' OF SURFACE & THREADED CAP & MARK WITH RE-BAR.

TEST PIT LOG:

TP 1-101 (GRID)		SOIL EVALUATOR: A. WEISS & S. PALANI		DATE OF EVALUATION: 09.01.2022	
DEPTH	DESCRIPTION	DEPTH	DESCRIPTION	DEPTH	DESCRIPTION
0-12"	A FSLS 10% S3	0-12"	A FSLS 10% S3	0-12"	A FSLS 10% S3
12-36"	A FSLS 10% S3	12-36"	A FSLS 10% S3	12-36"	A FSLS 10% S3
36-102"	C GS 23% S4	36-102"	C GS 23% S4	36-102"	C GS 23% S4
10% GRAVEL, none					
OXIDES					
EHWIT					
STANDING H2O					
BEDROCK					

APPROVED

SEPTIC SYSTEM DESIGN PLAN FOR JOE SIOK (C/O MIKE SUPCZAK)
33 MEADOW ROAD
WARE, MA

Cold Spring Environmental Consultants Inc.
350 Old Enfield Road
Belchertown, MA 01007

PHOTO: (413) 323-5957
E-MAIL: (413) 323-5916
DATE: 9.07.2022
SCALE: 1"=30'

DESIGNED BY: ALAN WEISS
REVISED: 9.15.2022
DRAWING NUMBER: 122-679-0907

ATTENTION INSTALLER: OBTAIN TRENCH PERMIT FROM TOWN'S
REQUIRE:
CALL TWO HOURS BEFORE YOU BEGIN MASSACHUSETTS STATE LAW CHAPTER 26B SECTIONS 4E - 4H
REQUIRE THAT PERMITS OF GAS, ELECTRIC, WATER, TELEPHONE AND CABLE TV UTILITY LINES
BE MADE & LOCATED 48 HOURS PRIOR TO EXCAVATING AREA FOR ANY EXCAVATION.
SPRINKLER DEPARTMENT MAY REQUIRE A SEPARATE PHONE CALL FOR WARNING.

NOTE: INSTALLER MUST CONTACT ENGINEER OF HEALTH 48 HOURS PRIOR TO
SUBGRADE INSPECTION. INSTALLER MUST HAVE ALL BREAK OUT FILL ON SITE AND
IN PLACE PRIOR TO SIGN OFF BY ENGINEER AT TIME OF FINAL INSPECTION OR
APPROVAL WILL NOT BE GIVEN TO BACKFILL.

NOTE TO SUBGRADER AND CONTRACTOR:
CONNECTIONS FROM HEATING SYSTEM, AIR CONDITIONERS,
SUMP PUMPS, WATER WELL FILTRATION UNITS AND HEAT PUMPS
ARE NOT ALLOWED. SANITARY WATER CONNECTIONS ONLY PERMITTED.

Ware Project Ideas

Connected Corridors

- Improve the connection between Pleasant Street parking and dog park with Main Street
- Create and strengthen connection between West Street and Downtown
- Connecting rail trail to Gilbertville
- Pedestrian bridge between neighborhoods off South Street and West Street
 - Possible connection to the baseball field as well
 - Explore other public space options along riverside

West Street Improvements

- ADA-Accessibility Downtown and on West Street
- Pedestrian blinker signs along church street
- mosaic project on west street to seal cracks

Cultural Events/Programming/Public Services

- Child care space
- Outdoor gathering space downtown that could support food trucks (Dog Park Parking Lot/Millyard)
- Movie night at vet park – some kind of cultural programming “ ____Nights”

Public Realm

- Alternate route for heavy trucks and machinery away from Main Street
- Filling in missing segments of sidewalk (as needed)
- Filling in vacant lots (esp 110-114 Main and the lot between Nat Falk and WRN)
- Street furniture
- **Community garden**
- Nenameseck Park Open Street
 - Close off the section of Street between the park and the Bank
 - Open the fenced area to the public
 - See diagram:
- Youth center
- Community pool
- **Refurbishing of Ware Dreams Come True Park**
- Crossing light at intersection of Pulaski and South Streets (In front of Grenville Park)
- Lighting water falls located at the intersection of South and East Main Streets
- **Pleasant Street Dog Park parking lot repaving**



Private Realm

- Filling vacant properties
- Filling in vacant lots (esp 110-114 Main and the lot between Nat Falk and WRN)
- Splash park
- Home Drinking Water System Filter Program
- Field Trip Fund for Low Income Families
- Winter Home Fuel Assistance Program

Parking Management

- Address feeling of lack of parking
- Parking standards via Zoning Code (e.x. adjusting mins/maxes) and/or implementation/study of Parking Benefit District
- Study to determine whether or not Ware has enough parking (this could shed light on parking benefits district as well)

Policy and Governance

- Increased support/ease for both large events and other uses of public space (outdoor dining and temporary outdoor retail events)

SNB District

- Address lack of adequate lighting
- Renovation of St. Mary's School? (CDBG Funds can be used to renovate closed school buildings)