



# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
(413) 967-9648 ext. 120

## PLANNING BOARD

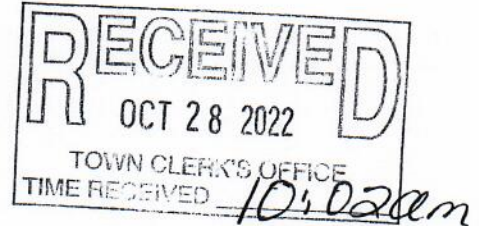
### MEETING AGENDA

Location: Ware Junior/Senior High School Auditorium  
237 West Street, Ware, MA 01082

Date & Time: Thursday, November 3<sup>rd</sup>, 2022 @ 7:00 PM

Digital Participation:

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



Instructions for call-in option: at or before 7pm call the phone number above and when prompted enter the Meeting ID number. The platform is Zoom Meetings. Join online: <https://zoom.us/join>

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- Pledge of Allegiance
  - Administrative
    - Approval of minutes from October 20<sup>th</sup>, 2022
    - ANR-2022-11 (Campbell Road)
  - Public Hearings
    - Zoning Public Hearings
      - Rural Business Overlay District
        - Proposed overlay district along the route 9 corridor to allow for limited commercial uses. Recommendation for vote before Town Meeting.
      - Residential Business (RB) District Boundary Adjustment
        - RB District Boundary Adjustment at 256 West Street. Recommendation for vote before Town Meeting.
      - Urban Fill Prohibition
        - Prohibition on the use of contaminated soils and sediments as fill material. Recommendation for vote before Town Meeting.
    - SP-2022-10 (Bond Construction Corporation)
      - Applicant is requesting a special permit for earth removal under section 4.8.5 of the Zoning Bylaws, and pursuant to MGL Chapter 40A. Site located at 219 Babcock Tavern Road. Deed recorded in the Hampshire County Registry of Deeds Book 12833, Page 207, and Book 07177, Page 314. Assessor's Parcel ID 4-0-14 & 4-14-2. Zoned: Rural Residential (RR).
  - Town Planner Update

The next Planning Board meeting will be held November 17<sup>th</sup>, 2022.

At the time of posting, the agenda items listed above are what is reasonably anticipated by the Chairman to be discussed at this meeting. Other items not listed may be brought up for discussion to the extent permitted by law. The general public is invited to this and all meetings of the Ware Planning Board.