



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

Planning Board

Meeting Minutes from

Thursday, February 17, 2022

Select Board Room, Town Hall

Planning Board Members in Attendance:

Josh Kusnierz (Chairman)

Rick Starodoj (Vice-Chairman)

Joseph Knight (Remote)

Ed Murphy, III

Ken Crosby

Elizabeth Hancock (Alternate)

Staff Members in Attendance:

Anna Marques (Building Commissioner)

Rob Watchilla (PCD Dept. Director)

Laura White (Admin. Assistant to PCD Dept.)

Members of the Public in Attendance:

Fred Smith

Sarah Kohler

PLEDGE OF ALLEGIANCE

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

ADMINISTRATIVE

Approval of meeting minutes from February 3, 2022.

E. Murphy joined the meeting at 7:01pm.

Motion made by R. Starodoj to approve meeting minutes from February 3rd. Seconded by K. Crosby.

R. Starodoj	Aye
J. Knight	Aye
E. Murphy	Aye
K. Crosby	Aye
J. Kusnierz	Abstained

Four in favor, one abstention. Approved 4/0/1.

TOWN PLANNER UPDATE

FY21 Community Development Block Grant

R. Watchilla informed the Board the Town of Ware, as well as the Town of Hardwick, jointly applied for, and were recently awarded, the FY21 Community Development Block Grant for one million dollars split between the two towns. This will fund the social service programs, the housing rehabilitation projects, and the Façade Improvement Program.

West Street Corridor Study

R. Watchilla informed the Board the bid period will close on Wednesday, February 23, 2022 at 2:00pm.

Several companies have reached out to the Planning and Community Development Director so far. It is expected to be very competitive.

Community One Stop for Growth Program

R. Watchilla informed the Board the Town submitted four projects for the Community One Stop for Growth Program and is waiting for the State to give feedback on how to improve project ideas and increase chances of the projects receiving funding. The following projects were submitted in the Expression of Interest for this program:

- Millyard Infrastructure Project
- Parking Lot / Pickle Ball Court on Monroe Street
- Demolition of Building 9 in the Millyard
- Reuse / Feasibility Study for Mary Lane Hospital

J. Kusnierz inquired about whether or not hemp is able to clean contaminated soil.

The Board discussed natural ways to clean contaminated soil.

R. Watchilla asked the Board if the Town would like a Housing Production Plan done, as the Town may be able to get funding for it.

The Board discussed how a Housing Production Plan could help the Town.

PUBLIC HEARING (SP-2022-01)

The Board reviewed the application of Frederick T. Smith III, for a Special Permit for annual renewal of an approved earth removal operation under Section 4.8.5, of the Zoning Bylaw on Greenwich Road in Ware. Property is Assessor Parcel 35-0-12. Zoned: Rural Residential (RR).

F. Smith informed the Board of delays he was facing and that he has scaled back his operation about 60% due to some of the natural heritage.

J. Kusnierz opened the floor for public comment.

S. Kohler, an independent researcher from New Salem, Massachusetts, stated concerns regarding prehistoric man-made mounds along Muddy Brook that could potentially have been burial sites or ceremonial sites, or contain ancient artifacts. Ms. Kohler explained her research to the Board and expressed concerns for what could be lost if these mounds are destroyed.

J. Kusnierz stated this issue is outside the Planning Board's purview, but stated Ms. Kohler and Mr. Smith could discuss this outside of the meeting, if they choose to do so.

Motion made by R. Starodoj to approve the Special Permit Extension (SP-2022-01) for Fred Smith. Seconded by K. Crosby.

R. Starodoj	Aye
J. Knight	Aye
E. Murphy	Aye
K. Crosby	Aye
J. Kusnierz	Abstained

Four in favor, one abstention. Approved 4/0/1.

F. Smith thanked the Board and left the meeting.

OLD BUSINESS

Zoning Bylaw Updates

Urban Fill

R. Watchilla informed the Board of the proposed addition of Urban Fill under Prohibited Uses in §4.7.1 of the Town Bylaw.

The Board discussed the proposed addition.

R. Starodoj suggested adding a refined definition for Urban Fill.

K. Crosby suggested adding "see definition" next to Urban Fill under Prohibited Uses.

Earth Removal

R. Watchilla informed the Board of the proposed changes made to §4.8.5 Point C, Section 2b. which states, *"Excavation and grading needed for construction of a structure, septic system, leech field, or well, may be completed within 100' of proposed principal structure and for any roadway necessary to access the structure."*

A. Marques stated Section 2b may be unnecessary as it is already covered by the first part of Section 2 which states, *"When earth removal is at the site of, incidental to, and in connection with the excavation and grading necessary for the construction of a principal or accessory structure permitted by the Zoning Bylaw. However, earth removal of 500 cubic yards or more will require approval of a site plan by the Planning Board."*

The Board agreed to remove Section 2b.

NEW BUSINESS

R. Watchilla requested a change be made regarding mailing abutters notices for Special Permit public hearings.

The Board discussed who is responsible for mailing abutters notices.

J. Kusnierz requested this topic be put on the agenda for the next Planning Board meeting.

A. Marques stated concerns being brought up about application fees being too high.

J. Kusnierz requested S. Beckley attend March 3rd Planning Board meeting to discuss abutters notices.

ADJOURN

Motion made by K. Crosby to adjourn the meeting at 7:56pm. Seconded by R. Starodoj.

R. Starodoj	Aye
J. Knight	Aye
E. Murphy	Aye
K. Crosby	Aye
J. Kusnierz	Abstained

Four in favor, one abstention. Approved 4/0/1.

NEXT PLANNING BOARD MEETING DATE:

Thursday, March 3rd at 7:00pm.



NEXT ZONING BOARD / PLANNING BOARD JOINT MEETING:

Thursday, February 24th at 7:00pm.

Minutes from February 17, 2022

Respectfully submitted by,

Laura White
Administrative Assistant
Planning & Community Development

Minutes Approved on: <u>3/3/22</u>	
Kusnierz	<u> </u>
Starodoj	<u></u>
Knight	<u> </u>
Murphy	<u></u>
Crosby	<u> </u>