



TOWN OF WARE

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

ZONING BOARD OF APPEALS MEETING AGENDA THURSDAY, FEBRUARY 23, 2023

Location: Selectboard Meeting Room
 126 Main Street, Ware, MA
Time: 7:00 PM

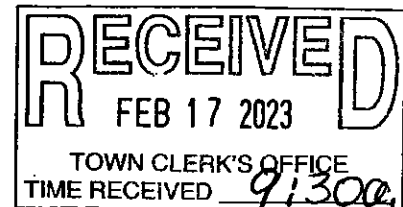
Virtual Participation:

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

Instructions for call in option: Call the phone number above and when prompted enter the Meeting ID number and Passcode.

Join the Meeting Online: <https://zoom.us/join>

-
1. Pledge of Allegiance
 2. Administrative
 - a. Approval of Minutes
 - i. October 26, 2022
 3. Public Hearings
 - a. 7:05pm SP-2023-02 (M&A Real Estate)
 - i. Applicant is requesting a Special Permit to exceed the density maximum to allow for an additional two residential first floor units. Site Location: 135 Main Street. Deed recorded in the Hampshire County Registry of Deeds, Book 14778, Page 20. Assessor's Parcel 60-0-219. Zoned: Downtown Commercial (DTC).
 4. New Business
 - a. Discussion on signs, flags, and murals
 - b. Discussion on how the Open Meeting Law applies to the Zoning Board of Appeals
 5. Adjourn



At the time of posting of this meeting, 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 Zoning Board of Appeals.



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

Zoning Board of Appeals

Meeting Minutes from

October 26th, 2022

Select Board Room, Town Hall

Zoning Board Members Present:

Lewis Iadarola	Chair
Jodi Chartier	Vice Chair
Charles Dowd	
Gregory Eaton	
Phil Hamel	
Dave Skoczylas	Alternate
SK Robinson	Alternate

Staff Present:

Rob Watchilla	PCD Department Director
Anna Marques	Building Commissioner/Zoning Officer
Kristen Jacobsen	PCD Dept. Admin. Assistant
Nancy Talbot	Town Clerk
Stuart Beckley	Town Manager

Public in Attendance:

Zachary Parent	Julie Burton
Alexandra Parent	Debra Denits
Antroy Cleghorn	Keith Krukas
Anne Krasnecky	Atty. Damien
	Berthiaume
Robert Krasnecky	Bill Moryl
	Paul Moryl

PLEDGE OF ALLEGIANCE

Chairman L. Iadarola called the meeting to order at 7:00pm and, at the Chairman's request, P. Hamel led the Pledge of Allegiance.

Administrative

Approval of Minutes

- i. August 24, 2022
- ii. September 28, 2022

Motion made by G. Eaton to approve the minutes as submitted from August 24, 2022, and September 28, 2022. **Seconded** by J. Chartier. No additional discussion

L. Iadarola	Aye
J. Chartier	Aye
C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye
SK Robinson, Alternate	Absent
All in favor. Approved 6/0/1.	

Public Hearings:

7:05pm SP-2022-09 & V-2022-02 [Continued] (Antroy Cleghorn – 14 Prospect Street)

- Applicant is requesting a Variance & Special Permit relief from a density requirement in order to allow for three dwelling units when the maximum is 2 units. Site Location: 14 Prospect Street. Deed recorded in the Hampshire County Registry of Deeds, Book 14466, Page 262. Assessor's Parcel 61-0-229. Zoned: Downtown Residential (DTR).

(S. Robinson arrived at 7:04)

L. Iadarola opened the Public Hearing at 7:05pm and J. Chartier read the legal notice.

A. Cleghorn presented the updated plans for the building featuring updated layout of 3-units and parking plans. The Zoning Board of Appeals, audience members, and A. Cleghorn discussed the options for the building (3 units or 5 units) and the surrounding property.

At 7:35pm L. Iadarola paused the public hearing for **SP-2022-09 & V-2022-02** and opened the public hearing for

A-2022-01 (Paul & Gail Moryl – 40 Fisherdick Road).

J. Chartier read the legal notice.

Motion by J. Chartier to defer the Public Hearing for **A-2022-01** until the previous Public Hearing for **SP-2022-09 & V-2022-02** is finished. **Seconded** by P. Hamel. No additional discussion

L. Iadarola	Aye
J. Chartier	Aye

C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye
SK Robinson, Alternate	Aye
All in favor. Approved 7/0/0.	

The board continued with the Public Hearing for **SP-2022-09 & V-2022-02**.

The Ware Zoning Board of Appeals, as the Variance and Special Permit Granting Authority pursuant to Section 7.2 and 7.3 of the Ware Zoning Bylaws, to grant the Variance and Special Permit to exceed the 1.8 dwelling unit density maximum to allow for 3 dwelling units at 14 Prospect Street, as previously described, with the following conditions:

1. There shall be a 3-foot buffer surrounding the proposed parking areas and the entrance to said parking area shall be 15 feet.
2. Privacy fencing shall be installed on all exterior porches and decks and shall comply with the Massachusetts Building Code at the discretion of the Building Commissioner.
3. Prior to occupancy of the proposed dwelling units, the Applicant shall establish a condominium association subject to approval as to form by Town Counsel.
4. All State and Local Zoning Bylaws, Building Codes and Regulations must be adhered to and all necessary permits be obtained;
5. The Applicant will comply with all laws, regulations and requirements of the Town of Ware, Commonwealth of Massachusetts, and the United States of America, the strictest of which shall prevail.

Motion made by J. Chartier to approve 3- dwelling units for V-2022-02 (Antroy Cleghorn – 14 Prospect St) on October 26, 2022, with the above conditions. **Seconded** by P. Hamel. No additional discussion.

L. Iadarola	Aye
J. Chartier	Aye
C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye
SK Robinson, Alternate	Aye
All in favor. Approved 7/0/0.	

7:35pm A-2022-01 (Paul & Gail Moryl – 40 Fisherdict Road)

- Administrative appeal filed against a “cease-and-desist” order from July 28, 2022, issued by the Zoning Enforcement Officer regarding an Earth Processing Operation. Site Location: 40 Fisherdict Road. Deed recorded in the Hampshire County Registry of Deeds, Book 13857, Page 62. Assessor’s Parcel 21-0-38. Zone: Rural Residential (RR).

A. Marques read the cease-and-desist and the report. The Zoning Board of Appeals viewed materials provided by A. Marques. Atty. Berthiaume and the board discussed the pending changes to the Zoning Bylaws and whether the cease-and-desist should stand under a pending bylaw change and discussed the preexisting nonconforming use of the property. The Zoning Board of Appeals discussed the possibility of seeking a Special Permit to continue operations. The board requested to see receipts/sales slips from previous years showing the continuous use of the property. When asked if they would seek a continuance to obtain the requested materials Atty. Berthiaume declined.

Motion made by J. Chartier to close the public portion of the hearing. **Seconded** by P. G. Eaton. No additional discussion.

L. Iadarola	Aye
J. Chartier	Aye
C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye
SK Robinson, Alternate	Aye
All in favor. Approved 7/0/0.	

The board discussed whether a Special Permit would apply to this situation and if conditions could be imposed. It was noted that a Special Permit could apply but would need a Public Hearing and conditions could only be discussed then.

Motion made by J. Chartier to uphold the cease-and-desist order from July 28, 2022, issued by the Zoning Enforcement Officer and require a Special Permit. **Seconded** by P. Hamel. No additional discussion.

L. Iadarola	Nay
J. Chartier	Aye
C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye

SK Robinson, Alternate	Aye
All in favor. Approved 6/1/0.	

ADJOURN

Motion made by J. Chartier to adjourn at 9:10pm. Seconded by P. Hamel. No additional discussion.

L. Iadarola	Aye
J. Chartier	Aye
C. Dowd	Aye
G. Eaton	Aye
P. Hamel	Aye
D. Skoczylas, Alternate	Aye
SK Robinson, Alternate	Aye
All in favor. Approved 7/0/0.	

Minutes from October 26th, 2022
Respectfully submitted by,

Kristen Jacobsen
Administrative Assistant
Planning & Community Development

Minutes Approved on: _____

Iadarola _____

Chartier _____

Hamel _____

Dowd _____

Eaton _____

Skoczylas _____



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 120pcd@townofware.com

Notice of Public Hearing Ware Zoning Board of Appeals

LEGAL NOTICE

to be published in the *Ware River News*
issues 2/09/2023 and 2/16/2023

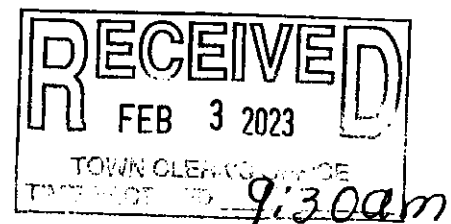
SP-2023-02

NOTICE is hereby given that the Ware Zoning Board of Appeals, acting as the Special Permit granting authority, will hold a Public Hearing on **Thursday, February 23rd, 2023 at 7:05 PM** on the application of M&A Real Estate on behalf of owner BlackRock SH Group for a Special Permit (SP-2023-02). Applicant is requesting approval to exceed a density requirement and the conversion of 2 commercial spaces into 4 residential spaces. Section 7.2, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. Pursuant to Chapter 20 of the Acts of 2022, this hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the Zoning Board of Appeals as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be held in the Selectmen's Meeting Room, 126 Main Street, Town Hall, Ware, MA. It is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of public. The meeting may be accessed remotely via zoom. Go to <https://zoom.us/join> or join by phone. Phone Number: 929-205-6099; Meeting ID: 784 604 1861; Password: 01082.

SITE LOCATION: 135 Main Street, Ware, MA. Deed recorded in the Hampshire County Registry of Deeds, Book 14778, Page 20. Assessor's Parcel 60-0-219. Zoned: Downtown Commercial (DTC).

A complete copy of the application can be found at the Town Clerk's office and on the Planning & Community Development Department website under Recent Filings. Anyone interested or wishing to be heard on the application should appear at the time and place designated.

WARE ZONING BOARD OF APPEALS
Lewis Iadarola, Chairman





TOWN OF WARE
Planning & Community Development
126 Main Street, Ware, MA 01082
t. 413.967.9648 ext. 120

PERMIT SUMMARY REPORT

To: Zoning Board of Appeals
From: Robert A. Watchilla, Director of Planning & Community Development
Date: February 23, 2023
Permit: **Special Permit (SP-2023-02)**
M&A Real Estate – 135 Main Street, Ware, MA

The applicant is requesting a special permit to exceed the allowed density of 8 dwelling units (pre-existing non-conforming until March 23, 2023) to create 4 additional units on the first floor of 135 Main Street. The current first floor is occupied commercial space and a vacant space. The following materials were submitted to the Planning & Community Development Office on February 1, 2023:

- **Special Permit Applications**
 - Applicant is listed as “M&A Real Estate on behalf of owner BlackRock SH Group” based out of 4209 Inns Brook Drive, Snellville, GA 30039.
 - Owner is listed as “BlackRock SH Group” based out of 467 Ferry Street, Malden, MA 02148.
 - Zoned in Downtown Commercial (DTC)
 - Tax Parcel ID: 60-0-219
 - Applicant stated that they would repair the burned unit, perform cosmetic updates of the other units and conversion of 2 commercial spaces into 4 residential spaces.
- **Site Plans of Project Location**
 - Prepared by Holmberg & Howe Land Surveyors (87 Union Street, Easthampton, MA 01027)
 - Drawn at a scale of 1” to 10’
 - Dated January 27, 2023
- **Floor Plans of Existing Building**
 - Prepared by RTA Architects + OPM (245 Shea Avenue, Belchertown, MA 01007)
 - Drawn at various scales
 - Includes 5 sheets depicting building elevation, basement floor, first floor, second floor, and third floor plans

Comments from Other Departments

- **DPW**
 - Geoff McAlmond (DPW Director) commented on February 3, 2023:
 - *The water service connection is not shown on the basement floor plans, but the sewer service connection is indicated.*
 - The applicant has updated the plans accordingly
- **Fire Department**
 - Fire Chief Jim Martinez commented on February 3, 2023:
 - *There is no indication of the sprinkler system that is required for the building before there can be approval of any project.*
 - *There needs to be a fully developed plan for an NFPA 72 compliant alarm system NFPA 13R sprinkler system if the conversion to a residential use only, and if not approved and it remains a mixed use then an NFPA 13 sprinkler system. In addition, they will also need to purchase the Supra Safe to comply with the town by-law.*
 - The applicant has updated the plans per the instructions of the Fire Chief
- **Health Department**
 - Health Inspector Sai Palani commented on February 16, 2023:
 - *I am basing some of these comments on the new housing code effective in April so these units would be compliant with it going forward. These comments might not be relevant at this stage of the review process so feel free to ignore them or pass them along to the applicant.*
 - 1. What are the room sizes for the existing 2nd and 3rd floors? I am assuming they are similar to the 1st floor schematics and if this is the case there should not be an issue. And what is the ceiling height in all the rooms?
 - 2. Are there vent hoods for the stoves in the kitchens? If so, the new code requires them to be vented to the outdoors if they are not already. Same with laundry dryer vents if there are any owner provided ones in the units.
 - 3. Are there vent fans in the bathrooms? If there is no window or other form of natural ventilation, mechanical ventilation is required.
 - 4. The fridges provided by the owners must be at least 11 cubic square feet and have a fridge + freezer. The oven and cooktops must be at least 1.7 cubic feet, unless otherwise stated in leasing agreements. These are normal sized appliances.
 - 5. Flooring surfaces in kitchen, pantry and bathrooms must be nonabsorbent. Wall above countertops contain sinks in the kitchen must be non-absorbent and should extend up to 2 feet.
 - 6. The main entry door to the building must be equipped with a self-closing and self-locking door with an electrically operated striker mechanism.

- 7. Owner must post as sign with their contact info or the property manager contact information and the owner must provide a list of legal remedies to all tenants or post them in the building.
- 8. Where would the garbage dumpster be stored for the tenants of this building?

END OF REPORT

Planning Board
Zoning Board of Appeals

Robert A. Watchilla
Director of Planning &
Community Development

Town of Ware
Planning & Community Development
Application for Special Permit



126 Main Street
Ware, MA 01082
413.967.9648 ext. 120
www.townofware.com

SP-20 23 - 02

Applicant
Name of Applicant (primary contact): M&A Real Estate on behalf of owner BlackRock SH Group
Address: 4209 Inns Brook Dr, Snellville, GA 30039
Phone: 617-233-1476 Cell: 617-233-1476
Email Address: Peter@marealestateinc.com

Owner
Name of Owner (primary contact): BlackRock SH Group
Address: 467 Ferry st, Malden, Ma 02148
Phone: 617-233-1476 Cell: 617-233-1476
Email Address: Peter@marealestateinc.com

Request
Choose applicable Zoning Bylaw Section: 7.2, M.G.L. Ch. 40A Sec. 9
Will the project require a: **Site Plan Review:** ☐ Yes* ☒ No **Variance:** ☐ Yes* ☒ No *Explain in narrative

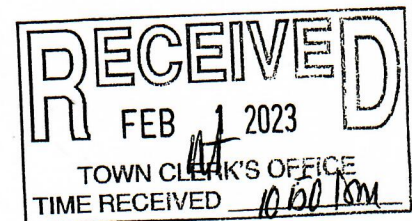
Property
Location of Property: 135 Main st, Ware, Ma
Assessor's Tax Map/Parcel Number: 60-0-219
Deed Reference – Hampshire District Registry of Deeds Book/Page Number: Book 14778 Page 20
Plan Reference – Hampshire District Registry of Deeds Book/Plan Number: N/A
Zoning District: Downtown Commercial (DTC) Acreage: 0.0961
Check all that apply: ☐ Wetlands ☐ Floodplain ☐ Aquifer

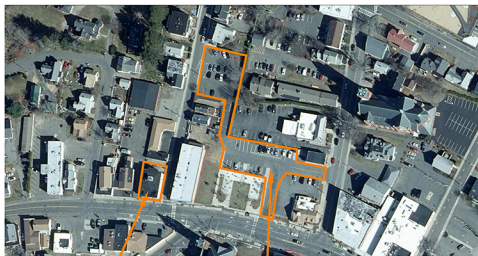
Proposal
Brief description of the proposal: Repairing of the burned unit, cosmetic updates of the other units and conversion of 2 commercial Spaces into 4 residential spaces.

Sign
Applicant's signature: [Signature]
Owner's signature: [Signature]
Date: 1/26/2023

• **Official Use Only:** Preliminary Review By: RAW Date 2/1/2023
Fee: \$ 202.00 Date Paid: 1/31/2023 Check #: 1491
Date of Public Hearing: _____
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____

Town Clerk's stamp:



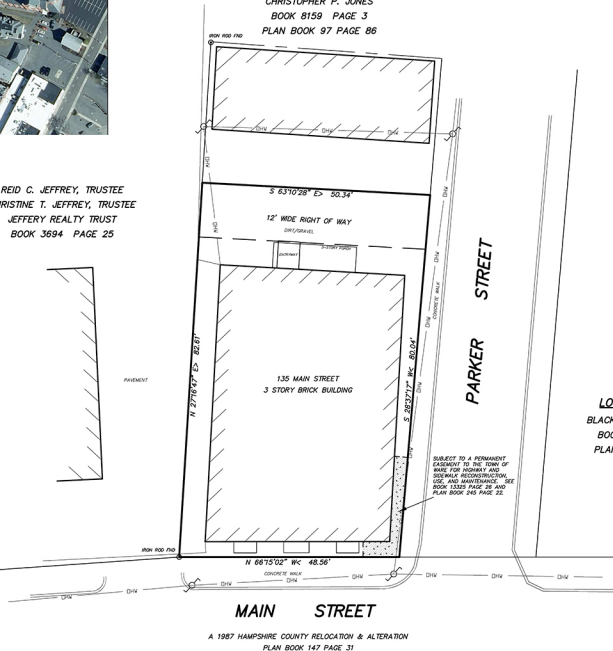


135 MAIN ST.

TOWN PARKING LOT

REID C. JEFFREY, TRUSTEE
CHRISTINE T. JEFFREY, TRUSTEE
JEFFREY REALTY TRUST
BOOK 3694 PAGE 25

EDWARD D. KENT, JR.
CHRISTOPHER P. JONES
BOOK 8159 PAGE 3
PLAN BOOK 97 PAGE 86



LOCUS REFERENCE
BLACKROCK SH GROUP, LLC
BOOK 14778 PAGE 20
PLAN BOOK 97 PAGE 86
4,015 SF±

Page 12

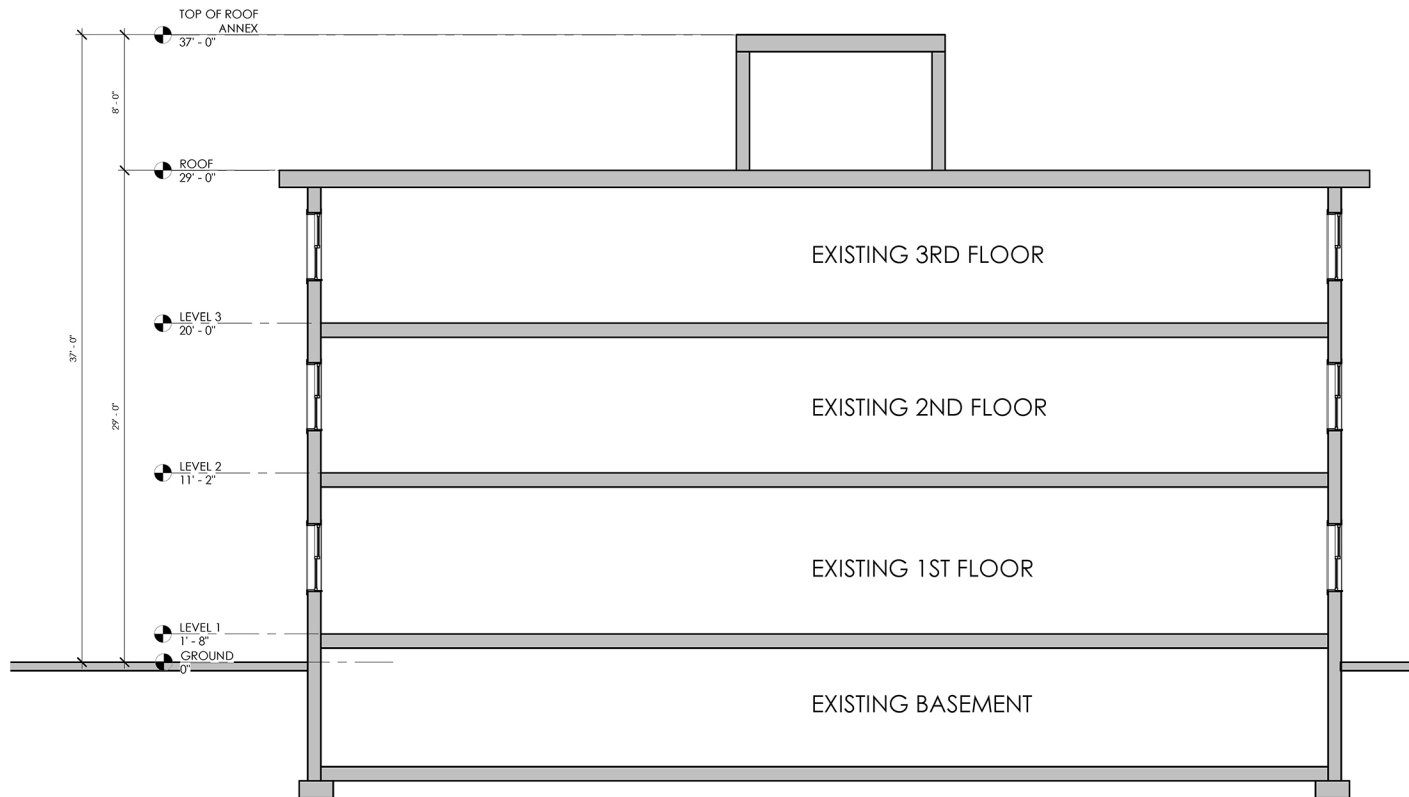
DATE	REVISION	BY

ORIGINAL SIZE: 24" X 36"		
FEET	0	10
	0	30
METERS	0	3.6
	0	7.2
	0	9.1
SURVEY: 50	FLD. BK.	
CALC: LWH	DESIGN:	
DRAFT: LWH	CHECK: EBN	

Holmberg & Howe
LAND SURVEYORS
87 UNION STREET
P.O. BOX 945
EASTHAMPTON, MA 01027
TELEPHONE (413) 529-1700
FAX (413) 529-2237
37 DAMON POND ROAD
CHESTERFIELD, MA 01012
TELEPHONE (413) 596-4025
FAX (413) 529-2237



PLOT PLAN OF LAND IN WARE, MASSACHUSETTS PREPARED FOR BLACKROCK SH GROUP, LLC		
SHEET: 1 OF 1	SCALE: 1"= 10'	JANUARY 27, 2023
JOB NO.: 2023-007		



① Section
1/4" = 1'-0"

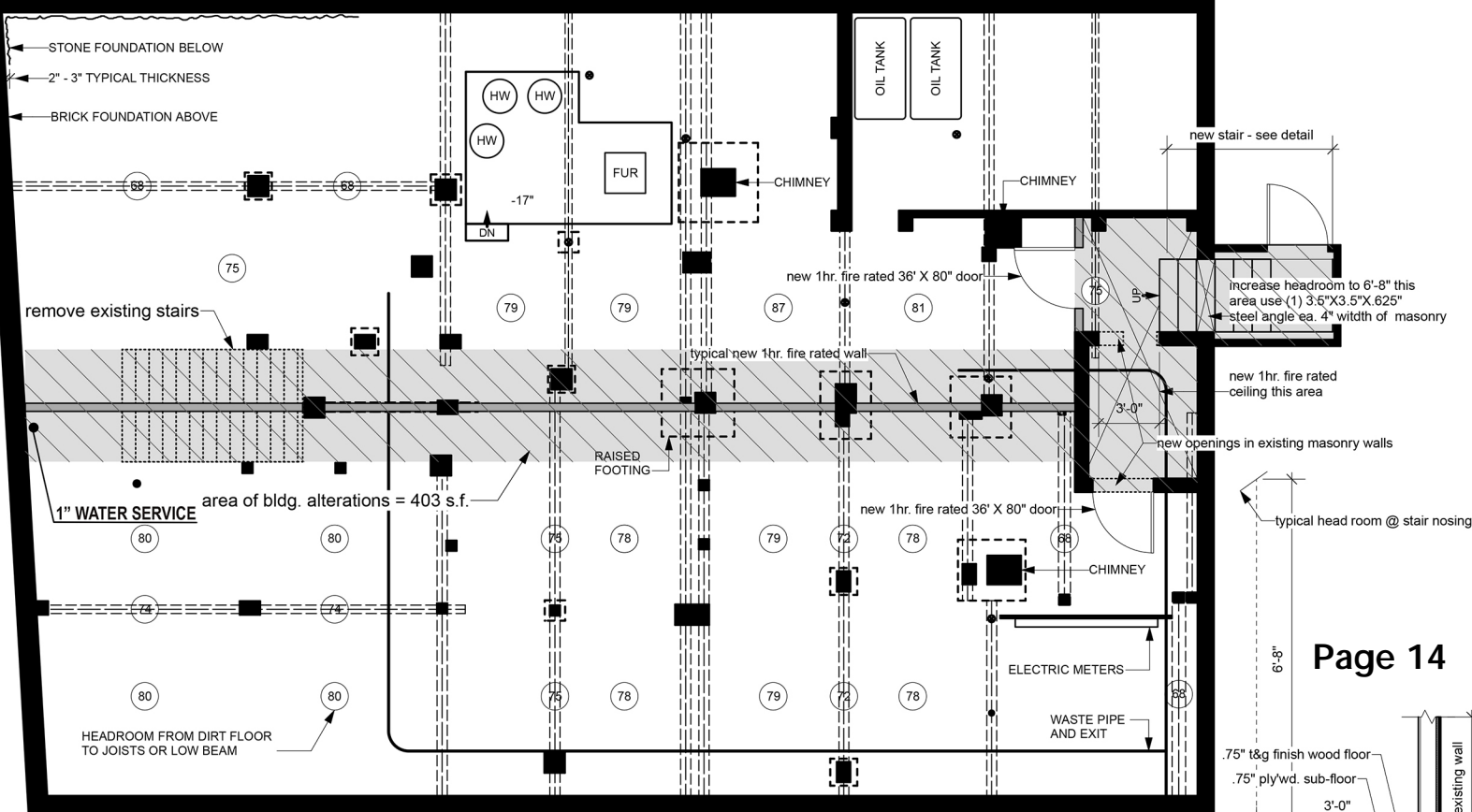
SECTION

135 MAIN ST., WARE, MA

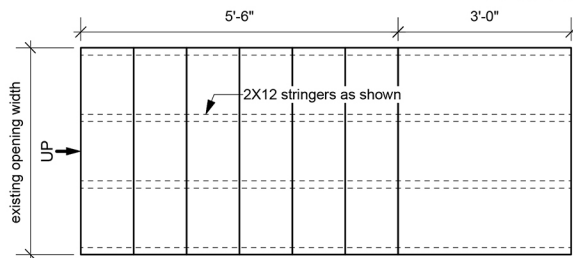
A.1.2

scale: 1/4" = 1'-0"

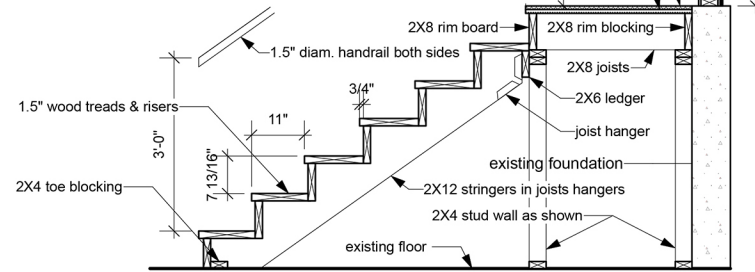
02/16/23



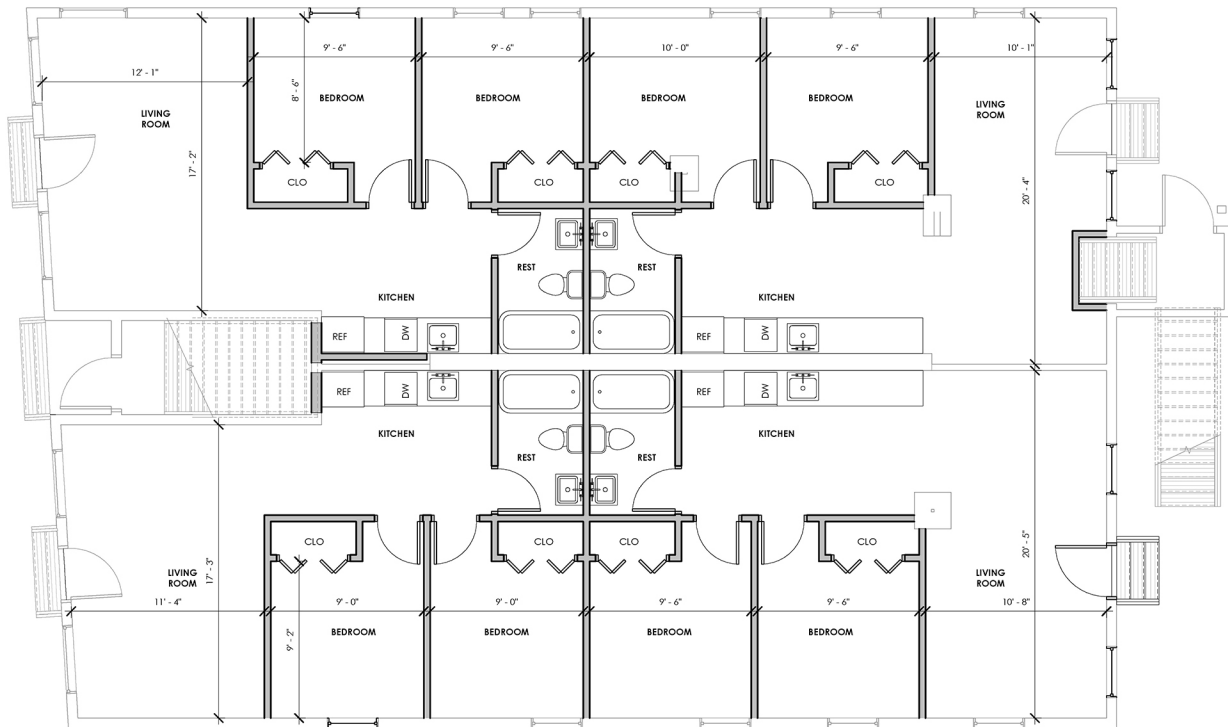
BASEMENT FLOOR PLAN



NEW STAIR PLAN VIEW



NEW STAIR SECTION DETAIL



① 1ST FLOOR PROPOSED PLAN
1/4" = 1'-0"

From: [McAlmond, Geoffrey](#)
To: [Watchilla, Robert](#)
Subject: RE: SP-2023-02
Date: Friday, February 3, 2023 2:11:41 PM
Attachments: [image002.png](#)

Correct, but the sewer connection point inside the basement is shown on the plans and believe the water should be shown also. When the building permit is applied for then I can verify the water service size and whether it is sufficient for the new use.

Thanks

Geoff

From: Watchilla, Robert <rwatchilla@townofware.com>
Sent: Friday, February 3, 2023 1:50 PM
To: McAlmond, Geoffrey <gmcaldmond@townofware.com>
Subject: RE: SP-2023-02

I believe that they are only modifying the inside of the building. I'm assuming that they have existing water and sewer hookups, correct?

Robert Watchilla
Director of Planning & Community Development
Town of Ware
126 Main St.
Ware, MA 01082
413-967-9648 ext. 118



From: McAlmond, Geoffrey <gmcaldmond@townofware.com>
Sent: Friday, February 3, 2023 1:26 PM
To: Jacobsen, Kristen <kjacobsen@townofware.com>; Watchilla, Robert <rwatchilla@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Martinez, Jim <jmartinez@townofware.com>; Palani, Sainath <spalani@townofware.com>
Subject: RE: SP-2023-02

All,

The water service and sewer service connections are not indicated on the plans for review.

From: [Martinez, Jim](#)
To: [Watchilla, Robert](#); [McAlmond, Geoffrey](#); [Jacobsen, Kristen](#)
Cc: [Beckley, Stuart](#); [Marques, Anna S.](#); [Crete, Andrea](#); [Prenosil, John](#); [Palani, Sainath](#)
Subject: RE: SP-2023-02
Date: Monday, February 6, 2023 9:10:21 AM
Attachments: [image002.png](#)

Yes, this is correct.

The current owners were issued an order to sprinkler the building by Chief Gagnon and failed to appeal the order.

The current drawings that are on file are the previous floor configurations for the second and third floors and a revised floor plan for the first-floor conversion.

There needs to be a fully developed plan for an NFPA 72 compliant alarm system NFPA 13R sprinkler system if the conversion to a residential use only, and if not approved and it remains a mixed use then an NFPA 13 sprinkler system. In addition, they will also need to purchase the Supra Safe to comply with the town by-law.

Jim

From: Watchilla, Robert <rwatchilla@townofware.com>
Sent: Monday, February 6, 2023 9:02 AM
To: Martinez, Jim <jmartinez@townofware.com>; McAlmond, Geoffrey <gmcalmond@townofware.com>; Jacobsen, Kristen <kjacobsen@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Palani, Sainath <spalani@townofware.com>
Subject: RE: SP-2023-02

Jim,

I'm assuming not showing the needed sprinklers in the plan would be a hinderance on the building permit end of things, right? Since this is only a special permit, the Board could instill a condition that requires complying with all NFPA code requirements, including the sprinklers.

Best,
Rob

Robert Watchilla
Director of Planning & Community Development
Town of Ware
126 Main St.

Ware, MA 01082
413-967-9648 ext. 118



From: Martinez, Jim <jmartinez@townofware.com>
Sent: Friday, February 3, 2023 7:37 PM
To: McAlmond, Geoffrey <gmcalmond@townofware.com>; Jacobsen, Kristen <kjacobsen@townofware.com>; Watchilla, Robert <rwatchilla@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Palani, Sainath <spalani@townofware.com>
Subject: Re: SP-2023-02

There is no indication of the sprinkler system that is required for the building before there can be approval of any project.

Get [Outlook for iOS](#)

From: McAlmond, Geoffrey <gmcalmond@townofware.com>
Sent: Friday, February 3, 2023 1:26:03 PM
To: Jacobsen, Kristen <kjacobsen@townofware.com>; Watchilla, Robert <rwatchilla@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Martinez, Jim <jmartinez@townofware.com>; Palani, Sainath <spalani@townofware.com>
Subject: RE: SP-2023-02

All,

The water service and sewer service connections are not indicated on the plans for review.

Geoff McAlmond
DPW Director
Town of Ware

From: Jacobsen, Kristen <kjacobsen@townofware.com>
Sent: Friday, February 3, 2023 1:10 PM
To: Watchilla, Robert <rwatchilla@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Martinez, Jim <jmartinez@townofware.com>; McAlmond, Geoffrey

Jacobsen, Kristen

From: Palani, Sainath
Sent: Thursday, February 16, 2023 12:13 PM
To: Jacobsen, Kristen; Watchilla, Robert
Subject: RE: SP-2023-02

Good Morning,

I am basing some of these comments on the new housing code effective in April so these units would be compliant with it going forward. These comments might not be relevant at this stage of the review process so feel free to ignore them or pass them along to the applicant.

1. What are the room sizes for the existing 2nd and 3rd floors? I am assuming they are similar to the 1st floor schematics and if this is the case there should not be an issue. And what is the ceiling height in all the rooms?
2. Are there vent hoods for the stoves in the kitchens? If so, the new code requires them to be vented to the outdoors if they are not already. Same with laundry dryer vents, if there are any owner provided ones in the units.
3. Are there vent fans in the bathrooms? If there is no window or other form of natural ventilation, mechanical ventilation is required.
4. The fridges provided by the owners must be at least 11 cubic square feet and have a fridge + freezer. The oven and cooktops must be at least 1.7 cubic feet, unless otherwise stated in leasing agreements. These are normal sized appliances.
5. Flooring surfaces in kitchen, pantry and bathrooms must be nonabsorbent. Wall above countertops contain sinks in the kitchen must be non-absorbent and should extend up to 2 feet.
6. The main entry door to the building must be equipped with a self-closing and self-locking door with a electrically-operated striker mechanism.
7. Owner must post as sign with their contact info or the property manger contact information and the owner must provide a list of legal remedies to all tenants or post them in the building.
8. Where would the garbage dumpster be stored for the tenants of this building?

I think everything else would be covered by other codes or there shown on the floor plans.

Best,
Sai Palani
Health Inspector

From: Jacobsen, Kristen <kjacobsen@townofware.com>
Sent: Friday, February 3, 2023 1:10 PM
To: Watchilla, Robert <rwatchilla@townofware.com>
Cc: Beckley, Stuart <sbeckley@townofware.com>; Marques, Anna S. <amarques@townofware.com>; Crete, Andrea <acrete@townofware.com>; Prenosil, John <jprenosil@townofware.com>; Martinez, Jim <jmartinez@townofware.com>; McAlmond, Geoffrey <gmcalmond@townofware.com>; Palani, Sainath <spalani@townofware.com>
Subject: SP-2023-02

Good Afternoon,

Attached please find the information for SP-2023-02 (135 Main Street) .). Applicant is requesting approval to exceed a density requirement and the