



TOWN OF WARE

Planning & Community Development
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Planning Board

Meeting Minutes from
Thursday, February 4, 2021
Select Board Room, Town Hall

Planning Board Members Present:

Rick Starodoj, Josh Kusnierz (Remote), Ed Murphy III (Remote), Joe Knight (Remote), Ken Crosby, and Jennifer Muche (Remote)

Staff Present:

Rebekah Cornell-PCD Director; Jack Carolan-PCD Assistant

Public in Attendance:

Steve Pikul, Elio Qorri (Remote)

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 January 21, 2021

Motion by J. Kusnierz to approve the minutes from January 21, 2021. Seconded by J. Knight. All in favor. Approved 5-0

PUBLIC HEARINGS (Continued)

- 278 Osborne Road – Definitive Subdivision. Colin Derhammer of Ware Solar II, LLC c/o Melink Solar Development requesting approval for a Definitive Subdivision Plan. The applicant is proposing to divide an estate lot at 278 Osborne Road creating two parcels of land. Location is Parcel 40-14-9, owned by Joel Harder.

S. Pikul of Bertin Engineering discussed the changes made to the plans. There was a discussion on a new condition to be added which states that if an arborvitae dies because of construction, it will be replaced at the approval of the Planning & Community Development Department and/or the Planning Board. There was also a discussion on the placement of the gate. It would just be a steel gate and if the applicant agrees, it would be similar to the ones used by MassDOT

and the ones used for access to the Quabbin. The gate isn't a requirement but it would keep out people partying or illegal trash dumping potentially.

S. Pikul noted that the applicant, Joel Harder, is interested in moving a garage on the property at a later time. He also noted the wetlands buffer that exists on the Lot A property. K. Crosby asked about the buildability of Lot A in anticipation of road changes. R. Cornell noted that this would be addressed in the subdivision conditions and that the Conservation Commission will still need to review the plans.

There was no further comment from the Board or the public.

Motion by J. Kusnierz to approve the subdivision plans for Parcel 40-14-9 as discussed with the proposed conditions. Seconded by K. Crosby.

Roll Call Vote:

R. Starodoj- Aye
J. Kusnierz- Aye
E. Murphy- Aye
J. Knight- Aye
J. Mucche- Aye
K. Crosby- Aye

All in favor. Approved 6-0

The public hearing was closed while the Board members present in the room signed the decision. At this point, J. Mucche left the meeting.

- Ware Solar III LLC (c/o Melink Solar Development) for Special Permit (SP-2019-07) and Site Plan Review (SPR-2019-06) for a 4.2MW ground-mounted solar energy facility approximately 14.5 acres on Greenwich Road, Location is Parcel 35-0-12, owned by F.T. Smith.

Motion by J. Kusnierz to continue the hearing till March 4, 2021. Seconded by J. Knight. All in favor. Approved 5-0

- Ware Solar IV LLC (c/o Melink Solar Development) for Special Permit (SP-2019-06) and Site Plan Review (SPR-2019-05) for a 1.5 MW large ground-mounted solar energy facility encompassing approximately 6.2 acres. Location is Parcel 40-0-79 owned by Richard & Edward Couture.

R. Cornell discussed the one minor change to the plan related to the notation to color of the fencing as requested by the Board. S. Pikul mentioned that the plans currently indicate that

each solar panel is 400 Watts but that they are going to be changed to 440 Watt panels. This will change the output from 1.43 to 1.6 Megawatts.

Motion by J. Kusnierz to approve SP-2019-06 as presented and discussed with conditions. Seconded by J. Knight.

Roll Call Vote:

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

All in favor. Approved 5-0

Motion by J. Kusnierz to approve SPR-2019-05 as presented and discussed with conditions. Seconded by K. Crosby.

Roll Call Vote:

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

All in favor. Approved 5-0

R. Cornell proposed choosing a date for a site visit to the Gagliarducci property. Saturday February 13, 2021 was chosen as a tentative date weather depending.

OLD/NEW BUSINESS

R. Cornell thanks the assistant, Jack Carolan, who will be leaving to join the Planning Department in Holyoke. Jack graduate from the UMass Regional Planning graduate program this past summer. The PCD Department wishes his well and thanks him for his time with Ware.

R. Cornell updated the Board on a number of assistance programs that are available to residents and businesses. She also let the Board know that the Parking Committee is now known as the Downtown Improvement Committee and will hold its next meeting the next week.

R. Starodoj reminded everyone about the MassDOT presentation being held on February 10, 2021. He expressed his opinion that he doesn't see the bridge replacement project happening anytime soon given how slow MassDOT has moved on other projects.

R. Starodoj also brought up the closure of Mary Lane Hospital. He wanted to encourage the public to participate in the hearings to voice their opinions. R. Cornell mentioned there will be a virtual Town Hall on February 23, 2021. There was a discussion on using UMass-Amherst as a resource for investigating options for how the Mary Lane site could be redeveloped.

In light of the news the Town Hall in the Director's hometown burned down this week, R. Starodoj mentioned the importance of preserving records through scanning and digitizing and wondered if an intern could be brought in to focus on that. Many archives plans have been digitized but not all.

J. Kusnierz mentioned a non-profit organization on Fischerdick Road called "Homefront Equestrians." The program is targeted to the children of military families and teaches them the basics of working with and taking care of horses. J. Kusnierz wanted to recognize the organization and recommended making donations.

R. Cornell reminded the Board that Town elections are being held in April and that nomination papers can be picked up with the Town Clerk.

Motion by J. Kusnierz to adjourn the meeting. Seconded by E. Murphy. All in favor. Approved 5-0

The next meeting is scheduled for Thursday February 18, 2021 at 7 pm.

Minutes from February 4, 2021

Respectfully submitted by,

Jack Carolan- Department Assistant

<p><i>Minutes Approved on:</i> _____</p> <p>Starodoj _____</p> <p>Kusnierz _____</p> <p>Knight _____</p> <p>Murphy _____</p> <p>Crosby _____</p>
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