

## Croteau, Nicole

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**From:** Prenosil, John  
**Sent:** Tuesday, March 1, 2022 9:00 AM  
**To:** Croteau, Nicole  
**Subject:** Re: 45 Greenwich Plains Road (John Soper) Solar Preliminary Subdivision Plan

Although this is a preliminary plan, wetland resource boundaries should be illustrated on the plan as their location is pertinent to the proposed development.

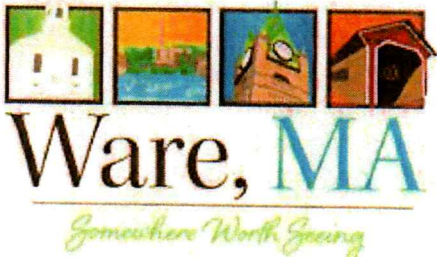
More specifically, I suggest the applicant thoroughly review the General Performance Standards for work within Riverfront Area as outlined at 310 CMR 10.58 (4) and Scope of Alternatives at 310 CMR 10.58 (2).

I have not reviewed the SOC for this project; and my comments may change once I am able to review.

Nicole, please submit my comment separately to Rob and not part of a list. Thank you.

John

John M. Prenosil  
Conservation Agent  
Town of Ware | 126 Main Street | Ware, MA 01082  
413.967.9648 x113  
[Ware Conservation Commission](#)



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**From:** Croteau, Nicole <ncroteau@townofware.com>  
**Sent:** Tuesday, February 22, 2022 8:12 AM  
**To:** Prenosil, John <jprenosil@townofware.com>  
**Subject:** FW: 45 Greenwich Plains Road (John Soper) Solar Preliminary Subdivision Plan

Good Morning John,  
Part of the internal process between PB and ZBA is to have other department review and comments on plans submitted for approval.  
Please find attached preliminary plans for John Soper at 45 Greenwich Plains Road.  
There is a Superseding Order of Conditions on this site.  
I have attached my comments for reference and/or for you to add onto.  
Rob as requested would like comments back by next Tuesday, March 1.

# MEMO

To: PCD Department

From: Conservation Department

Date: February 24, 2022

RE: plans entitled: Preliminary Subdivision Plan, Fieldstone Commons, 45 Greenwich Plains Road

## Comments:

After reviewing the plans as provided from the PCD Dept. via email dated 02/18/2022, the following was noted:

### Sheet C 1.0

1. The "drawing list table" indicates C 2.0 is a "Definitive" Plan – should be corrected to: "Preliminary"
2. The parcel id's indicated in the property information box title states "Tax Map 27, Lots 12 & 12-1" – should be corrected to: "Tax Map 22-0-12, 45 Greenwich Plains Road & Tax Map 22-12-1, Howard Road"
3. In the side title block, under "Proposed Subdivision", the tax map references should be corrected as stated above.
4. In the side title block, under Revision no. – should be updated and reflective of the 1<sup>st</sup> revision.

### Sheet C 2.0

1. Would suggest including a reference plan (maybe not part of the set but maybe of the "Definitive Plans") to reference the proposed lot lines to the proposed solar array layout, to verify if the array layout conforms to setback requirements of the new parcel lines.
2. The name of the road is incorrect – should be corrected by removing the word "Old"
3. The existing house (#45 Greenwich Plains Rd) appears to be in the proposed set back lines including the septic and garage being on proposed Lot 1 and within the proposed roadway. This would create the house at 45 Greenwich Plains Road a non-conforming structure. Should consider updating proposed lot lines.
4. Will the applicant be creating an easement for the house owned by John S. Majocka, ET UX at the end of Howard Road?
5. The signature block note should be revised by removing the word "Not". The proposed lots are under the approval of the Subdivision Control Law.
6. The record owner's address is not the same as referenced on sheet C 1.0.
7. Under the "General Notes" section, reference No 1. has a spelling error of "Greenwitch" – should be corrected to: Greenwich Plains Road.
8. Under the same General Note, No 1, the note references a lot size of 80.56 acres. The purpose of the plan should be clarified. Such as "Combining the lots 12 & 12-1 to then create 3 parcels and roadway."
9. The tax map referenced in the title block should be revised to include both parcel id's, not just the lot #s.
10. The PLS number should be updated under the Surveyor's signature

11. The cover letter provided from Bertin Engineering should be addressed to the Planning Board, not the Conservation Commission.
12. The revision number in the title block should be updated to reflect the revision list Revision #1
13. What is the proposed roadway name?
14. What is the total area of the roadway? When adding Lot 1, 2, 3 & roadway areas, does it equal the 80.56 acres as stated in General Notes No 1?

**Conservation Notes:**

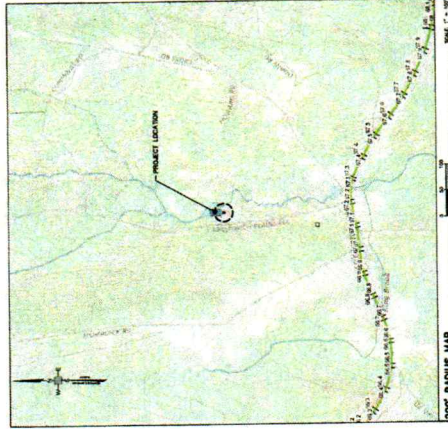
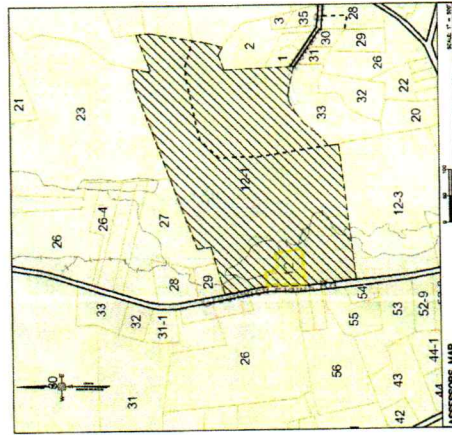
1. Since DEP File Number 317-0454 has a Superseding Order of Conditions issued by DEP, will the applicant need to submit to DEP for the subdivision approval?
2. Was the proposed roadway approved under the DEP File No. 317-454, being in the exact same location & size?
3. According to the Assessor's, one of the existing parcels is classified as "Chapter land", at what point during the approval process will the landowner be filing the proper paperwork and following the protocol for removing the parcel from Chapter title?



# PRELIMINARY SUBDIVISION PLAN FIELDSTONE COMMONS

TAX MAP 22, LOTS 12 & 12-1  
45 GREENWICH PLAINS RD & **Howard Rd**  
TOWN OF WARE

HAMPSHIRE COUNTY, MASSACHUSETTS



NO.	DRAWING TITLE	DATE	REV.
1	PRELIMINARY SUBDIVISION PLAN	08-11-22	1
2	RECORD PARCELS (ASSESSORS)	08-11-22	1

## ASSESSORS AND PROPERTY INFORMATION:

**TOWN OF WARE - ZONING**  
AREA: 80,000 S.F.  
FRONT: 100 FT. FOR SOLAR ENERGY FACILITIES  
REAR: 100 FT. FOR SOLAR ENERGY FACILITIES  
SIDE: 100 FT. FOR SOLAR ENERGY FACILITIES  
REAR: 100 FT. FOR SOLAR ENERGY FACILITIES

## RECORD OWNERS/APPLICANT

JOHN C. SORER  
SOUTH WAREFIELD, MA 01375  
DOB: 05/08/1951

## PLAN REFERENCES

PLAN BOOK 83 PLAN 25  
PLAN BOOK 88 PLAN 85  
PLAN BOOK 82 PLAN 24  
PLAN BOOK 82 PLAN 24  
PLAN BOOK 27 PLAN 56

<b>BERTIN ENGINEERING</b> CIVIL • SURVEYING • TRAFFIC • STRUCTURAL • ENVIRONMENTAL • MECHANICAL • LANDSCAPE 39 FLAM STREET SOUTH WAREFIELD, MA 01375 P: 508.763.0193 www.bertinengineering.com		<b>CAUSTO J. BERTIN, P.E.</b> PROFESSIONAL ENGINEER CIVIL CT LIC. NO. 13880 NJ LIC. NO. 38848 MA LIC. NO. 13880 VT LIC. NO. 38848
<b>BRUCE A. RIZACK, P.L.S.</b> PROFESSIONAL LAND SURVEYOR CT LIC. NO. 8810 MA LIC. NO. 8810 VT LIC. NO. 8810		<b>PRELIMINARY SUBDIVISION PLAN</b> FIELDSTONE COMMONS 45 GREENWICH PLAINS RD TOWN OF WARE HAMPSHIRE COUNTY, MA 01375 JOHN C. SORER 45 NORTH MAIN STREET SOUTH WAREFIELD, MA 01375 HAMPSHIRE COUNTY, MA 01375 SCALE: 1" = 100' DATE: 08-11-22 DRAWN BY: JCB CHECKED BY: JCB APPROVED BY: JCB C1.0



