



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

### Planning Board

Meeting Minutes from

**Thursday, March 16, 2023**

Selectboard Meeting Room

126 Main Street, Ware MA 01082

#### Planning Board Members in Attendance:

Rick Starodoj	Chair
Ed Murphy	Vice Chair
Ken Crosby	
Nancy Talbot	
Chris DiMarzio	
Elizabeth Hancock	Alternate

#### Staff Members in Attendance:

Rob Watchilla	PCD Department Director
Kristen Jacobsen	PCD Dept. Admin. Assistant
Anna Marques	Building Commissioner/ Zoning Enforcement Officer
Sai Palani	Quabbin Health District

#### Members of the Public in Attendance:

Megan Sinclair	Lori Sinclair
Ryan Sinclair	Josh Kusnierz
Terry Smith	

#### PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:03pm and led the Pledge of Allegiance.

#### ADMINISTRATIVE

##### Approval of Minutes from March 2, 2023

**Motion** by N. Talbot to approve the March 2, 2023, meeting. **Seconded** by E. Murphy. **Discussion** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

- **New Business**

- Discussion with B'Leaf Wellness regarding Condition #5 of SP-2021-07

R. Watchilla read a letter from Town Manager S. Beckley asking the board to consider releasing the applicants from the condition.

The board discussed feedback from the Ware Police Department who said they hadn't noticed any issues.

**Motion** by C. DiMarzio to suspend condition #5 of SP-2021-07 until the condition expires or if there is a complaint. **Seconded** by N. Talbot. **Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

- **Discussion with Health Department on Alternative Housing and the New Housing Code Update.**
  - Potential changed to building, fire, housing codes.
  - Application process
  - Alternative square footage, heating, plumbing, sanitary, and electricity requirements.
  - Tiny homes
  - Current minimum requirements
  - State Guidance and Department of Public Health
  - FROSD Bylaw (Flexible Residential Open Space District)
  - Discussion of types of alternative housing and whether or not the new code would apply.
- **Review of proposed Battery Storage Energy Systems Zoning Language (vote to set date of public hearing)**

PVPC developed language (included in meeting packets)

One member of the ZBA , one member of the Historic Commission , R. Watchilla, and S. Beckley edited the proposed language

Bylaw is intended for free standing battery storage units not associated with solar energy systems.

R. Watchilla asked the board to consider voting to hold a public hearing during their April 6<sup>th</sup> 2023 meeting.

The board and R. Watchilla discussed concerns other boards had over fire safety.

C. DiMarzio and R. Watchilla discussed whether the battery storage systems would be publicly or privately owned and what types of uses or purposes they might serve.

The board discussed co-locating the battery storage units with solar systems.

Discussion of placement and zoning regulations.  
 T. Smith spoke of updated battery storage systems and their technology  
 The board discussed fire suppression systems for battery storage units.

**Motion** by N. Talbot to hold a Public Hearing for proposed additions of the Battery Storage Bylaw for Thursday April 6, 2023 **Seconded** by E. Murphy **Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

**TOWN PLANNER UPDATE**

**Right to Farm Public Hearing**

The Right to Farm public hearing will occur on Tuesday, March 21 before the Selectboard

A proposed bylaw will be considered for Annual Town Meeting

**PVPC District Local Technical Assistance Program**

The Town of Ware was awarded funding through the DLTA program to develop a Senior Housing Plan

**Resignation of PCD Director**

- Taken a position in the Amherst Planning Department
- Last day in Ware will be Tuesday, March 28
- The search for a new PCD Director has gone underway

**Motion** by N. Talbot to table the discussion of the proposed subdivision regulations to a future Planning Board Meeting **Seconded** by E. Murphy **Discussion:** None

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

Motion made by E. Murphy to ADJOURN at 8:41pm. Seconded by K.Crosby Discussion: none

R. Starodoj		Aye
N. Talbot		Aye
E. Murphy		Aye
K. Crosby		Aye
C. DiMarzio		Aye
<b>All in favor. Approved 5/0/0.</b>		

**NEXT PLANNING BOARD MEETING DATE:**

**Thursday, April 6, 2023 at 7:00pm.**

Minutes from Thursday, March 16, 2023.

Respectfully submitted by,

Kristen Jacobsen  
Administrative Assistant  
Planning & Community Development

<b>Minutes Approved on:</b>	<u>4/6/23</u>
Starodoj	<u>RNS</u>
Murphy	_____
Talbot	<u>[Signature]</u>
Crosby	<u>[Signature]</u>
DiMarzio	<u>[Signature]</u>