



# TOWN OF WARE

## Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 120

## Planning Board

Meeting Minutes from

**Thursday, April 20 2023**

Selectboard Meeting Room

126 Main Street, Ware MA 01082

### Planning Board Members in Attendance:

|               |                     |
|---------------|---------------------|
| Rick Starodoj | Chair               |
| Ed Murphy     | Vice Chair (Absent) |
| Ken Crosby    | Absent              |
| Nancy Talbot  |                     |
| Chris         |                     |
| DiMarzio      |                     |
| Elizabeth     | Alternate           |
| Hancock       |                     |

### Staff Members in Attendance:

|                |                               |
|----------------|-------------------------------|
| Stuart Beckley | Town Manager                  |
| Kristen        | PCD Dept. Admin. Assistant    |
| Jacobsen       |                               |
| Anna           | Building Commissioner/ Zoning |
| Marques        | Enforcement Officer           |
| Nancy Talbot   | Town Clerk                    |

### Members of the Public in Attendance:

Jodi Chartier

## PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:02pm and led the Pledge of Allegiance.

## ADMINISTRATIVE

- Approval of minutes from April 6<sup>th</sup>, 2023

**Motion** by E. Murphy to approve the April 6, 2023, meeting minutes. **Seconded** by C. DiMarzio . **Discussion** None

|  |  |        |
|--|--|--------|
| R. Starodoj  |  | Aye    |
| E. Murphy  |  | Aye    |
| K. Crosby  |  | Absent |
| C. DiMarzio  |  | Aye    |
| <b>Three in favor. One Absent. Approved 3/0/1.</b> |  |        |

**New Business**

Planning Board vacancy due to resignation

The Planning Board congratulated N. Talbot on her appointment to the Selectboard

R. Starodoj recommended the appointment of E. Hancock

S. Beckley suggested that a letter of recommendation be submitted to the Selectboard and asked if members could attend the May 2, 2023, Selectboard meeting. C. DiMarzio stated he may have a conflict that evening.

**Public Hearing**

**7:05pm: Battery Energy Storage Systems Public Hearing (Continued)**

- Proposed addition to the zoning bylaws regarding battery energy storage systems and recommendation for Town Meeting.
- The Planning Board continued the discussion regarding Battery Energy Storage Systems Public Hearing
- S. Beckley presented the board with information from the town attorney (included in meeting packet)
- The board discussed potential placement and water supply for fire suppression. The board questioned if the Battery Storage Systems are dangerous, would it be better if they were located away from industrial, commercial, and residential areas to lessen the potential impact on those areas in case of emergency. The board added that could lead to potentially massive storage facilities and that could be an issue.
- J. Chartier presented reports regarding an explosion at an AZ. Facility
- E. Hancock presented reports on the reuse of batteries.
- The board spoke about how some batteries may be safely refurbished and resold, while the batteries that cannot be refurbished are sent to TX for recycling.
- The board and S. Beckley discussed zoning districts and the possibility of restricting certain sizes to certain zones.
- The board and J. Chartier discusses the protection of public water supply.

- E. Hancock read from research documents  
The board discussed marking the zoning allowance on the use table
- Marques discussed the information she had on the International Building Code

The board discussed proposed changes to the bylaw.

- Locations (MY, CI, I) allowed by Special Permit and Site Plan approval
- Tier 2 & 3 with solar to require Special Permit
- Must be able to be served by the public water system or a system approved by the Fire Department and Planning Board.
- Increase distance when abutting a residence
- 50' in Mill Yard

**Motion** by E. Murphy to continue the Public Hearing until the Planning Board meeting on May 4, 2023 at 7:05 pm. **Seconded** by C. DiMarzio . **Discussion** None

|  |  |        |
|--|--|--------|
| R. Starodoj  |  | Aye    |
| E. Murphy  |  | Aye    |
| K. Crosby  |  | Absent |
| C. DiMarzio  |  | Aye    |
| <b>Three in favor. One<br/>Absent. Approved<br/>3/0/1.</b> |  |        |

**S**  
**OLD BUSINESS**

- Appointment of PVPC Commission Member and alternate.

**Motion** by C. DiMarzio to postpone discussion until May 4, 2023 meeting. **Second** E. Murphy  
**Discussion** None.

|  |  |        |
|--|--|--------|
| R. Starodoj  |  | Aye    |
| E. Murphy  |  | Aye    |
| K. Crosby  |  | Absent |
| C. DiMarzio  |  | Aye    |
| <b>Three in favor. One<br/>Absent. Approved<br/>3/0/1.</b> |  |        |

**TOWN MANAGER UPDATE**

The board thanked N. Talbot for her service

**Motion** made by C. DiMarzio to **ADJOURN at 8:04pm. Seconded** by E. Murphy **Discussion:** none

|  |  |        |
|--|--|--------|
| R. Starodoj  |  | Aye    |
| E. Murphy  |  | Aye    |
| K. Crosby  |  | Absent |
| C. DiMarzio  |  | Aye    |
| <b>Three in favor. One<br/>Absent. Approved<br/>3/0/1.</b> |  |        |

**NEXT PLANNING BOARD MEETING DATE:**

**Thursday, May 4, 2023 at 7:00pm.**

Minutes from Thursday, April 20, 2023.

Respectfully submitted by,

Kristen Jacobsen  
Administrative Assistant  
Planning & Community Development

|                              |                    |
|------------------------------|--------------------|
| <b>Minutes Approved on:</b>  | <u>5/4/23</u>      |
| Starodoj                     | <u>RS</u>          |
| Murphy                       | <u>[Signature]</u> |
| <del>Hancock</del><br>Talbot | <u>[Signature]</u> |
| Crosby                       | <u>[Signature]</u> |
| DiMarzio                     | _____              |