

### **TOWN OF WARE**

Planning & Community Development 126 Main Street, Ware, Massachusetts 01082 (413) 967-9648 ext. 120

#### PLANNING BOARD

MEETING AGENDA

Location:

Board of Selectmen's Meeting Room

Town Hall, 126 Main Street, Ware, MA 01082

Date & Time:

Thursday, May 18th, 2023 @ 7:00 PM

Digital Participation: Phone number:

929-205-6099

Meeting ID:

784 604 1861

Passcode:

01082

<u>Instructions for call-in option</u>: at or before 7pm call the phone number above and when prompted enter the Meeting ID number. The platform is Zoom Meetings. Join online: <a href="https://zoom.us/join">https://zoom.us/join</a>

- Pledge of Allegiance
- Administrative
  - Approval of minutes from May 4th, 2023
  - Right of First Refusal Webster Road.
  - o Reconstitute Board
- Old Business
- New Business
   Master Plan Implementation Committee
- Planning & Community Department Update

DECEIVED

MAY 12 2023

TOWN CLERKS OFFICE
TIME RECEIVED

The next Planning Board meeting will be held June1st, 2023.



### TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 120
Planning Board

Meeting Minutes from
Thursday, May 4, 2023
Selectboard Meeting Room
126 Main Street, Ware MA 01082

Planning Board Members in Attendance:

Rick Starodoj Ed Murphy Ken Crosby Chris DiMarzio

Elizabeth Hancock

Chair Vice Chair

Staff Members in Attendance:

Kristen Jacobsen PCD Dept. Admin. Assistant

Members of the Public in Attendance:

Atty. Thomas Reidy Greenwich Road Realty Jerry Gagliarducci Greenwich Road Realty

#### **PLEDGE OF ALLEGIANCE**

Chairman R. Starodoj called the meeting to order at 7:01pm and led the Pledge of Allegiance.

The Chair and board members welcomed E. Hancock as a full member.

#### <u>ADMINISTRATIVE</u>

Approval of minutes from April 20<sup>th</sup>, 2023

**Motion** by E. Murphy to approve the April 20, 2023, meeting minutes. **Seconded** by C. DiMarzio . **Discussion** None

R. Starodoj	Aye	
E. Murphy	Aye	
K. Crosby	Aye	
C. DiMarzio	Aye	
E. Hancock	Aye	
All in favor.		
Approved 5/0/0.		

#### **PUBLIC HEARING**

7:05pm: SP-2023-04 (Greenwich Road Realty, LLC, Greenwich Road, Ware MA 01082)

Applicant is seeking to extend their existing Earth Removal Special Permit (SP-2019-01) The applicant explained that there have been no changes to their operation, and the material is not processed on-site, and removed 1530 cubic yards in 2022. E. Hancock questioned the applicant.

- Approximately 36-acres
- Purchased in 2010 as an active gravel pit (since 1995)
- Site contains monitoring wells
- No timeframe for completion
- No complaints from abutters

Motion by K. Crosby to approve SP-2023-04 (Greenwich Road Realty, LLC, Greenwich Road, Ware MA 01082) with all existing conditions. Seconded by E. Murphy . Discussion None

R. Starodoj	Aye
E. Murphy	Aye
K. Crosby	Aye
C. DiMarzio	Aye
E. Hancock	Aye
All in favor.	
Approved 5/0/0.	

#### 7:20pm: Battery Energy Storage Systems Public Hearing (Continued)

- Proposed addition to the zoning bylaws regard questioned. energy storage systems and recommendation for Town Meeting.
- The Planning Board continued the discussion regarding Battery Energy Storage Systems Public Hearing

The board discussed changes to the bylaw.

#### **Use Table**

- Reconfiguration of tiers
  - o Tier 1 Residential Battery Energy Storage System Y
  - o Tier 2 Commercial Battery Energy Storage System : SP
  - Tier 3 & 4 Battery Energy Storage System (stand alone): (MY=SP, CI=SP, I=SP)

Bylaw language changes made

#### Section 2.2 Definitions:

Tier 1, Tier 2, Tier 3, or Tier 4 BESS as follows:

- A. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity equal to 250KWh or less and, whose purpose is to store energy from residential solar energy systems if in a room or enclosed structure, consist of only a single energy storage system technology.
- B. . Tier 2 Battery Energy Storage Systems have an aggregate energy capacity equal to 250KWh or less and, whose purpose is to store energy from commercial solar energy systems if in a room or enclosed structure, consist of only a single energy storage system technology.
- C. Tier 3 Battery Energy Storage Systems are defined as those that are interconnected to high voltage transmission lines and have an aggregate energy capacity greater 250 KWh but less than or equal to 10 MWh.
- D. Tier 4 Battery Energy Storage Systems are defined as those that are interconnected to high voltage transmission lines and have an aggregate energy capacity greater than 10 MWh. The facility must comply with the State's most current electrical code (527 CMR. 12.00) and the State's most current Fire Code (527 CMR 1.00)

#### Section 4.8.9

Removal of iii

#### General Requirements

 All battery energy storage systems shall require a special permit and site plan approval by the Planning Board prior to construction, installation, or modification as provided in this bylaw.

#### **Application Materials**

- In addition to requirements of Section 7.2 Special Permits and Section 7.4 Site Plan Review the application for a Special Permit under this Section 4.8.9 shall include the following:
- Number 5 changed from 30-feet to 300-feet

#### Special Permit Criteria

The Planning Board may, in its discretion, approve an as-built plan upon provision of a type
of surety as determined by the SPGA to secure incomplete work where such work is not
immediately necessary for lawful operation of the system without negative effect on public
health and safety and surrounding properties.

#### **Decommissioning**

Decommissioning Fund. The owner and/or operator of the energy storage system, shall
continuously maintain a fund or bond payable to the Town, in an approved form for the
removal of the battery energy storage system, in an amount to be determined by the
SPGA, for the period of the life of the facility. All costs of the financial security shall be
borne by the applicant. The amount shall include a mechanism for calculating increased
removal costs due to inflation.

#### **Abandonment**

• The battery energy storage system shall be considered abandoned when it ceases to operate consistently for more than twelve (12) months. The system shall be presumed abandoned if the owner and/or operator fails to respond affirmatively within thirty (30) days to a written inquiry from the Building Inspector as to the continued validity and operation of the system. If the owner or operator fails to comply with decommissioning upon any abandonment, the Town, may, at its discretion, and utilize the type of surety as granted by the SPGA for the removal of a system and restore the site in accordance with the decommissioning plan.

**Motion** by E. Murphy to close the Public Hearing for **Battery Energy Storage Systems**. **Seconded** by K. Crosby . **Discussion** None

R. Starodoj	Aye
E. Murphy	Aye
K. Crosby	Aye
C. DiMarzio	Aye
E. Hancock	Aye
All in favor.	
Approved 5/0/0.	

**Motion** by E. Murphy to recommend sending the **Battery Energy Storage Systems Bylaw** to Town Meeting with edits. **Seconded** by K. Crosby . **Discussion** None

R. Starodoj	A	Ауе
E. Murphy	A	4уе
K. Crosby	A	4уе
C. DiMarzio	A	4уе
E. Hancock	A	Ауе
All in favor.		
Approved 5/0/0.		

**Motion** made by C. DiMarzio to **ADJOURN at 8:56pm. Seconded** by E. Murphy **Discussion**: None

R. Starodoj	Aye
E. Murphy	Aye
K. Crosby	Aye
C. DiMarzio	Aye
E. Hancock	Aye
All in favor.	
Approved 5/0/0.	

#### **NEXT PLANNING BOARD MEETING DATE:**

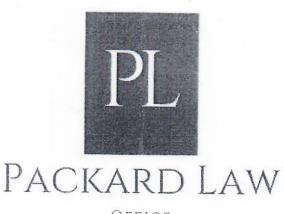
Thursday, May 18, 2023 at 7:00pm.

Minutes from Thursday, May 4, 2023.

Respectfully submitted by,

Kristen Jacobsen Administrative Assistant Planning & Community Development

Minutes Approved on:						
Starodoj						
Murphy						
Hancock						
Crosby						
DiMarzio						



OFFICE

April 30, 2023

Board of Selectman 126 Main Street Ware, MA 01082

Board of Assessors 126 Main Street, Suite G Ware, MA 01082

Conservation Commission 126 Main Street Ware, MA 01082

Planning Board 126 Main Street, Suite J Ware, MA 01082

State Forester
The Commissioner of the Department of Conservation and Recreation
251 Causeway Street
Boston, MA 02114

Re: Notice of Intent - Cynthia Turek - Webster Road, Ware, Massachusetts

Dear Board Members and State Forester:

Please consider this a notice of intent to sell and a statement of intent to sell certain property currently owned by our client, Cynthia Turek. This notice is provided pursuant to Massachusetts General Laws Chapter 61A. The property is described in the following deeds recorded with the Hampshire Registry of Deeds:

Book 4413, Page 156 Book 3578, Page 6 Book 2163, Page 148 Copies of said deeds are included for your reference. The property is located at Webster Road, Ware, Massachusetts. The property noted includes land under the same ownership, and not classified under the Chapter, but to be sold contemporaneously with the proposed sale.

For your reference, I enclose a copy of the lien recorded in said Registry of Deeds in Book 5518 Page 53, which states that the subject property is identified as two tracts shown on Town of Ware Assessors' Map 25 as Lot 10 (consisting of 23.817 acres) and Map 31 as Lot 4 (consisting of 60.437 acres), copies of which are enclosed for your reference. Additionally, a prior release of .19 acres pertaining to Map 25, Lot 10 has been enclosed for your reference.

The properties are further shown on plans recorded with the Hampshire Registry of Deeds in Plan Book 113, Plan 85; Plan Book 113, Plan 86; and Plan Book 113 Plan 87, copies of which are also enclosed for your reference.

The buyer of the property is Topwits Inc. whose address is 28 Fairlawn Street, Malden, MA 02148 (c/o Attorney Kevin Tan, 40 Willard Street, Suite 102, Quincy, MA 01535), who informs seller that they propose to keep the use of the Property in 61A and will provide an affidavit at closing representing such.

The terms and conditions of the proposed sale are included in a copy of executed purchase and sale agreement, dated April 24, 2023, which I have certified to be a true copy of the executed purchase and sale agreement, and which contains the purchase price and all of the terms and conditions of the proposed sale.

The owner of the property, as noted above, is Cynthia Turek. Please note the current deeds also reference the deceased Robert Turek.

In the event that the Town of Ware chooses not to exercise its first refusal option to meet the bona fide offer to purchase the land as set forth in the enclosed purchase and sale agreement, please advise whether you wish this office to draft a recordable non-exercise document.

Please direct all correspondence relating to this matter to my office on behalf of the landowner. Thank you in advance for your assistance on this matter.

Sincerely,

Jaclyn Packard, Esq. Packard Law Office

JP/aj Enclosures of less than \$100.00

grant to ROBERT S. TUREK and CYNTHIA A. TUREK, husband and wife as tenants by the entirety, both of 1 Webster Road, in the Town of Ware, Hampshire County, Massa-chusetts

with QUITCLAIN COVENANTS

the land in said Ware bounded and described as follows:

FIRST TRACT: Beginning at a stake and stones at the southwesterly corner of the tract herein conveyed at a corner of land now or formerly or one McGrath and John Golden; thence easterly along the line of land of said Golden to said highway; thence northerly along the said highway leading to Enfield and across a way leading to West Ware to a stake and stones at corner of land now or formerly of one Dyer; thence westerly along the line of land of said Dyer to corner of land now or formerly of Herbert Randall; thence southerly along the line of said Randall, said Golden and one McGrath and again crossing said way to West Ware, to the place of beginning, and containing 30 acres more or less.

SECOND TRACT: Beginning at the southwest corner thereof, and on the east side of the highway leading from Enfield to Ware, thence on said highway North 30°, East 18 rods and 13 links; thence on said highway North 20° 15' West 57 rods and 9 links to land now or formerly of D.S. Squires; thence on land of said Squires and land formerly of H. Barlow South 88° East 5 rods and 15 links; thence South 20° 30' West 42 rods on land of said Barlow; thence South 86° West 16 rods on land of said Barlow; thence North 78-3/4° West on line of said Barlow 34 rods and 6 links to the place of beginning, containing twenty acres more or less.

THIRD TRACT: Bounded on the east by land now or formerly of M. Barlow, 10% rods; South on land of said Barlow 47 rods; West by land now or formerly of Squires 10% rods; and North by land formerly of one Martindale 4% rods; containing three acres, more or less.

FOURTH TRACT: Beginning at the northwesterly corner thereof at land now or formerly of Herbert Randall; thence easterly on said Randall's land about 40 rods; thence northerly on said Randall's land about 15 rods; thence northerly on said Randall's land about 40 rods to land formerly of Andrew Towne's heirs; thence southerly on land of said Towne's heirs about 15 rods to land formerly owned by Edmund Willis; thence westerly on said Willis land about 12 rods; thence southerly on said Willis land about 30 rods to land now or formerly of P.J. HcManus; thence westerly about 10 rods on said McManus land; thence southerly about 90 rods on said McManus land and land of Josiah W. Flint to land now or formerly of Jason Palmer; thence westerly on said Palmer's land to the highway leading form Enfield to Ware; thence northerly on said highway to the place of beginning; containing 63 acres, more or less.

Save and excepting such portions as has been taken by the Commonwealth of Massachusetts for highway purposes;

Save and excepting such portion of land as may have been taken by the Metropolitan District Water Supply Commission.

Also one other tract or parcel of land situate in said Ware, bounded and described as follows:

Commencing at pine tree stump on the north line of land formerly owned by Quincy Randall, on the east side of the highway and running thence easterly by land of said Randall about forty-one rods to a stake and stones; thence northerly by land of said Randall and land now or formerly of George Webber about thirty-five rods to a stake and stones in the south line of land now or formerly of George H. Webster; thence westerly by land of said Webster to the highway aforesaid; thence southerly on said highway to the first mentioned bound. Containing eight acres, more or less, with buildings thereon standing.

SAVE AND EXCEPTING THEREFROM so much thereof as has been previously conveyed by this grantor and Stephen E. Turek to the grantees by deeds recorded in said Deeds, Book 2163, Page 148 and Book 3578, Page 6 and that portion thereof conveyed or to be conveyed by this grantor to Daniel D. Makowski and Kimberly A.

Belchertown Road, Ware, MA

Pus

ebster Road, Ware, MA

## 8K4413FG0157

Makowski said latter exception containing 3.414 acres and being shown on a plan recorded in Hampshire County Registry of Deeds Plan book 176 page 79.

The premises conveyed herein are the remainder of the premises described in the deed from Antoine Turack and Stephen E. Turek to Stephen E. Turek and Bridget R. Turek recorded in Hampshire County Registry of Deeds Book 1470 Page 595. Said Stephen E. Turek died domiciled in Ware on January 26, 1981. See Mass. Estate Tax certificate recorded in said Deeds Book 2284. Page 301

The consideration being less than \$100.00 no excise stamps are required.

WITNESS the hand and seal of the grantor hereto set on this 8th day of December , 1993.

Witness Vitness

redget 10. June
Brigget R. Turek

COHMONWEALTH OF MAS

MASSACHUSETTS

County of Hampshire, as

December 8 , 1993

Personally appeared before me Bridget R. Turek, and being properly identified to me or known to me as the person having signed this instrument, declared her signature hereto to be her free act and deed.

Neill W. Schoonmaker, Jr.

Hotary Public
My commission expires De 7.

from the office of:

SCHOONHAKER & SCHOONHAKER 16 BAHK ST., P.O. BOX 239 WARE, NA. 01082-0239

Tel. 413-967-6311 967-3111 FAX 413-967-7019

Hampshire as 28 1994 at 3 o'clock and 42 minutes M. Rec'd ent'd and exam'd with Hampshire Reg. of Deeds, Book, 4413 Phon 138

Attest

REGISTER

BOOK 5518

BOOK 3578 PAGE 0006

010953

I. Bridget R. Turek

Ware

Hampshire

County, Massachusetts

affection, grant to Bobert

and Cynthia Turek

said Ware

warranty covenants with

Ware, Hampshire County, Massachusetts the land in

(Description and encumbrances, if any)

on Webster Road, bounded and described as follows:-

Beginning at Metropolitan District Commission Bound #70, on the

Beginning at Metropolitan District Commission Bound #70, on the westerly side of Webster Road, Ware, Mass.

Thence \$50 17'39"E, 600.52 ft. on Webster Road; Ware, Mass.

Thence\$570 56'05"E, 161.79 ft.; thence \$ 0°29'07"E, 137.92 ft.; thence \$ 60 38'55" W, 106.38 ft.; thence \$ 9°27'54"W, 110.17 ft.; thence, \$ 13°02'45" W, 65.32 ft.; thence \$ 16°59'30" W, 98.50 ft.; thence, \$ 200'11'10" W, 176.14 ft.; thence, \$278'32'04" W, 91.77 ft.; thence, \$ 85°35'14"W, 77.97 ft.; thence, \$ 76°53'13" W, 54.33 ft.; thence \$ 65°31'43"W, 66.86 ft.; thence \$ 53°39'13"W, 79.27 ft.; thence \$ 32°54'56"W, 107.88 ft.; thence \$ 23°35'03"W, 54.86 ft.; thence \$ 33°53'32"W, 122.89 ft.; thence \$ 31°14'22"W, 64.83 ft. tolan iron pin. Thence \$ 85°36'51" W, 198.53 ft.; to an iron pin. Thence \$ 9°18'03'E, 41 ft.; thence \$ 5043'59" W, 10.85 ft.; thence \$ 50'43'59"E, 160.65 ft.; thence \$ 50'33'59" E, 216.73 ft.; thence \$ 18°16'42" \*, 18.04 ft.; thence \$ 14°51'25" E, 225.14 ft. to an iron pin. Thence \$ 85°47'47" E, 140.00 ft. to an iron pin. Thence \$ 20'54'51" W, 586.72 ft. to an iron pin and Metropolitan District Commission Bound # 71: thence \$ 75°59'48" E, 621.08 ft. to the Metropolitan District Commission Bound # 71: thence \$ 70'559'48" E, 621.08 ft. to the Metropolitan District Commission Bound # 71: thence \$ 75°59'48" E, 621.08 ft. to the Metropolitan District Commission Bound # 71: thence \$ 70'50'59'48" E, 621.08 ft. to the Metropolitan District Commission Bound # 71: thence \$ 75°59'48" E, 621.08 ft. to the Metropolitan District Commission Bound # 70 on the westerly side of Webster Road, Ware, Mass.

#### Tract #2

Beginning at a point which is the intersection of Webster Road and Davis Hill Road, so-called. Thence S 28°40°23" W, 322.62 ft. to an iron pin at land now or formerly of Stephen and Anna Kowynia; thence S 85°36°51" w. land now or formerly of Stephen and Anna Kowynia; thence \$ 85°36'51" w. 272.86 ft. to an iron pin along land of said Kowynia; thence N 31°14'22"E. 27.87 ft.; thence N 33°53' 32" E. 126.23 ft.; thence N23°35'03" E. 55.28 ft; thence N 32°54'56" E. 94.66 ft.; thence N 53°39'13" E. 64.91 ft.; thence N 65°31'43" E. 56.71 ft.; thence N 76°53'13" E. 45.55 ft.; thence N 85°35'14" E. 72.25 ft.; thence N 78°31'04" E. 68.16 ft. to an iron' pin on the westerly side of Webster Road and the place of beginning.

Meaning and hereby conveying the said two tracts of land the same in size and location as shown on a plan of land in Ware, Fass, owned by Stephen E. and Bridget R. Turek, by Cold Spring Engineering and Surveying, Inc., 10 So. Main Street, Belchertown, Mass., date March 2, 1979; scale 1 inch= 100 feet. Said plan is recorded in the Hampshire County Registry of Deeds. Worthampton, Mass. , Plan Book 113, page 35c

### 100K 3578 PMGE 0007

husband of said grantor,

Bitness my hand and	scal thia	13th.	day of	May	_ 19_ 9
The state of the same and the s		22272207			
Patrick S. martous	k _ }	· V.B.	edget A	Turek	And Brooks 100
<ul> <li>meng manandak sacio san hari dagi akagannagan basa ara ini anggrapa</li> </ul>	ament in the contract to the second		***************************************	N-10-20	mani <b>a</b> ni raile 14 <b>8</b> 0
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Wire (	Zommonweelti	of Alesanch	taetta	19	
HAMPSHIRE		May 13,	424 444		
Then personally appeared the abo	ve-named	Bridget R	. Turek	CONTRACTOR DESCRIPTION	1920
acknowledged the foregoing instrum	nent to be he	Patus	nd deed, before	me	-l
commission expires July 27 s.	.1990		(m. 11/1 245	Notary Pe	bis 1 C r
				المور	
					CEUV

We, Stephen .E. Turek and Bridget R. Turek, husband and wife, of Ware, Hampshire County, Massachusetts insponsered then thousand dollars...... consideration paid grant to Robert S. Turek and Cynthia A. Turek, husband and wife, to hold as tenants by the entirety Webster Road, said Ware with marranty covenants a parcel of land on the northerly side of microphi the road leading from Ware to Belchertown, bounded and described as follows: -(Description and enc Beginning at a stone bound on the northerly side of Belchertown Road which is 122 feet westerly from Webstar Road; thence N,8058' 43" W. 385.43 feet to a stone bound at land of the Metropolitan District Commission; thence N.77° 58' 00" E. for a distance of 53.50 feet which it the rear and northerly end of Webster Road; thence N.77° 57° E. for a distance of 1315.57 feet to a point on the westerly side of Blair Brook; thence along said Blair Brook in a southerly direction for a distance of 89 feet more or less; thence S. 100 14. 08" W for a distance of 272.37 feet to the northerly side of said Belchertown Road; thence S. 74059' 50" W. 261.27 feet to a bound point marked Sta. 231 + 43.31: thence S.º 74 ° 59' 50" W. along said Belchertown Road for a distance of 894.11' to the easterly side of Webster Road; thence S.74° 59' 50" W. for a distance of 172.50 feet. Excepting from this parcel the northerly segment of Webster Road beginning on the northerly side of Belchertown Road going north to land of the Metropolitan District Commission. Meaning and hereby conveying the same parcel of land which is on a planentitled " Plan of land in Ware owned by Stephen E. Turek and Bridget R. Turek, marked Parcel 2, surveyed by Cold Spring Associates, Inc., Civil Engineers, Belchertown, Mass. dated May 1, 1979. " recorded with Book of Plan in Hampshire County Registry of Deeds. For our title reference is made to deed from Antoine Turack to us , deed dated September 11, 1965, recorded with Hampshire County Registry of Deeds in Book, 1470, page 595. husband of said granter, WITH MASS. EXCISE STAMPS \$ 22.80 AFFIXED AND CANCELLED release to said grantee all rights of tenancy by the curtesy and other interests therein. Munras OUE hand Sand seal S this 14th. The Commonwealth of Mussachusetts Hampshire Ware, May 14, Then personally appeared the above-named Stephen S. Turek and Bildget R. Turek free act and deed, before me and acknowledge the foregoing instrument to be

August 4, 83

May 27, 1980 at 10 o'clock and 56 min am. Rec'd, Ent'd, Exam'd.

STATE TAX FORM CL-3 (REV. 10/93) THE COMMONWEALTH OF MASSACHUSETTS TOWN OF WARE Name of City or Town OFFICE OF THE BOARD OF ASSESSORS CLASSIFIED FOREST-AGRICULTURAL OR HORTICULTURAL-RECREATIONAL LAND TAX LIEN The Board of Assessors of the city/town of states it has accepted and approved the application of ROBERT S. AND CYNTHIA A. TUREK of the real property described below, for the valuation, assessment and taxation of that property as classified forest agricultural or horticultural vertex recreational land under the provisions of General Laws Chapter 61 614 X 618 This classification is effective as of January 1, 19 99 for the fiscal year beginning July 1, 1999. DESCRIPTION OF PROPERTY (The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.) A CERTAIN PARCEL OF LAND SITUATED ON WEBSTER ROAD, BEING MAP 25, LOT 10 ON THE ASSESSORS MAP, CONSISTING OF 23.817ACRES, RECORDED IN HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 3578, PAGE 6; ALSO, A PARCEL OF LAND SITUATED ON WEBSTER ROAD, BEING MAP 31, LOT 4 ON THE ASSESSORS MAP, CONSISTING OF 60.437 ACRES, RECORDED IN HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 4413, This statement made on the <u>TWENTY THIRD</u> ay of <u>OCTOBER</u>, 19 qs constitutes a lien upon the property as provided in General Laws Chapter 61 \$2 61A \$9 X 61B \$6 . THE COMMONWEALTH OF MASSACHUSETTS OCTOBER 23 19 98 SS. HAMPSHIRE Then personally appeared the above named PETER D. HARDER. Board of Assessors for the city/town COUAID , Board of Assessors for the city/town and acknowledged the foregoing instrument to be their PAUL PARISEAU, JOHN MCQUAID free act and deed, before me.

Notary Public/Justice My commission expires 3-2-200/

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE REGISTER MARIANNE L. DONOHUE

STATE TAX FORM CL-9 (REV. 10/93)

#### THE COMMONWEALTH OF MASSACHUSETTS

WARE

Name of City or Town OFFICE OF THE BOARD OF ASSESSORS



Bk: 7662Pg: 168 Page: 1 of 1 Recorded: 01/26/2004 10:22 AM

RELEASE OF CLASSIFIED FOREST-AGRICULTURAL OR HORTICULTURAL-RECREATIONAL LAND TAX LIEN
All rights upon the real property described below under a statement filed for record/registration on OCTOBER 28, 1998, with the HAMPSHIRE COUNT registry of Deeds, Book 5518 Page 53, Document No. 980029939, Certificate of Title No. are hereby released.
That statement was filed to establish a lien for property classified as forest agricultural or horticultural recreational land under the provisions of General Laws Chapter 61 61A 61B.
DESCRIPTION OF PROPERTY
(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.) A PARCEL OF LAND, .19 ACRES, WEBSTER ROAD, P/O MAP 25, LOT 10 ON THE ASSESSORS MAP, RECORDED IN HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 3578, PAGE 6.
ROBERT & CYNTHIA TUREK
Name of Owner(s)
from Hond
Date: JANUARY 22, 2004
John E. ROORD OF ASSESSORS
THE COMMONWEALTH OF MASSACHUSETTS
HAMPSHIRE SS. JANUARY 22 XXX 2004
Then personally appeared the above named <u>PETER D. HARDER</u> , <u>PAUL G. PARISEAU</u> , <u>JOHN E. MCQUAID</u> , Board of Assessors for the city/town of <u>WARE</u> and acknowledged the foregoing instrument to be their free act and deed, before me.
Notary Public/Justice of the Peace
My commission expires $3-07-08$

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ATTEST: HAMPSHIRE, Meneral & Robut, REGISTER MARIANNE L. DONOHUE

Plan Book 113 Page 85

Plan Book 113 Page 86



# STANDARD LAND PURCHASE AND SALE AGREEMENT [#505]

(With Contingencies)

The parties make this Agreement this $24$ day of April , $2023$ . This Agreement supersedes and replaces all obligations made in any prior Contract To Purchase or agreement for sale entered into by the parties.
1. Parties. Cynthia Turek
[insert name], the
"SELLER," agrees to sell and
Topwits Inc [insert name], the
"BUYER," agrees to buy, the premises described in paragraph 2 on the terms set forth below. BUYER may require the conveyance to be made to another person or entity ("Nominee") upon notification in writing to SELLER at least
five business days prior to the date for performance set forth in paragraph 5. Designation of a Nominee shall not
discharge the BUYER from any obligation under this Agreement and BUYER hereby agrees to guarantee
performance by the Nominee.
2. <b>Description Of Premises.</b> The premises (the "Premises") consist of land containing approximately
acres, more or less, described as 96.5 acres of land (comprised of 5 lots, Property IDs: 31-0-02, 31-0-03, 31-0-04,
25-0-10, and 25-0-11) in Ware, MA See further description in Paragraph 20
as more specifically described in a deed recorded in the Hampshire Registry of Deeds at
Book , Page , [Certificate No. ], a copy of which is is not
[choose one] attached.
3. Purchase Price. The purchase price for the Premises is \$ 350,000.00
dollars of which
\$ 2,000.00 were paid as a deposit with Contract To Purchase; and
\$ 8,500.00 are paid with this Agreement; and
\$ 339,500.00 are to be paid at the time for performance by bank, cashier's or certified check or by wire.
\$ <u>350,000.00</u> Total
4. Escrow. All funds deposited or paid by the BUYER shall be held in a non-interest bearing escrow account, by
BHHS Realty Professionals , as agent for the SELLER, subject to the terms of
this Agreement and shall be paid or otherwise duly accounted for at the time for performance. If a dispute arises
between the BUYER and SELLER concerning to whom escrowed funds should be paid, the escrow agent may
retain all escrowed funds pending written instructions mutually given by the BUYER and the SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party
to a lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of
this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall
pay the agent's reasonable attorneys' fees and costs.
5. Time For Performance. The SELLER shall deliver the deed and the BUYER shall pay the balance of the
purchase price at 10 o'clock a m. on the 15th day of May , 2023 , at the
Hampshire Registry of Deeds, or at such other time and place as is mutually agreed.
TIME IS OF THE ESSENCE AS TO EACH PROVISION OF THIS AGREEMENT. Unless the deed and other
documents required by this Agreement are recorded at the time for performance, all documents and funds are to
be held in escrow, pending prompt rundown of the title and recording (or registration in the case of registered
land). SELLER'S attorney or other escrow agent may disburse funds after 5:00 p.m. of the next business day
3K 2K 04/36/23
BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

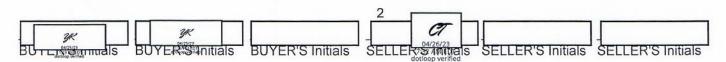




following the date for performance, provided that the recording attorney has not reported a problem outside the recording attorney's control.

- 6. <u>Title/Plans</u>. The SELLER shall convey the Premises by a good and sufficient quitclaim deed running to the BUYER or to the BUYER'S nominee, conveying good and clear record and marketable title to the Premises, free from liens and encumbrances, except:
- (a) Real estate taxes assessed on the Premises which are not yet due and payable;
- (b) Betterment assessments, if any, which are not a recorded lien on the date of this Agreement;
- (c) Federal, state and local laws, ordinances, bylaws, rules and regulations regulating use of land, including building codes, zoning bylaws, health and environmental laws;
- (d) Any easement, restriction or agreement of record presently in force which does not interfere with the current use of the Premises for
- (e) Utility easements in the adjoining ways;
- (f) Matters that would be disclosed by an accurate survey of the Premises; and

- 7. <u>Title Insurance</u>. BUYER'S obligations are contingent upon the availability (at normal premium rates) of an owner's title insurance policy insuring BUYER'S title to the premises without exceptions other than the standard exclusions from coverage printed in the current American Land Title Association ("ALTA") policy cover, the standard printed exceptions contained in the ALTA form currently in use for survey matters and real estate taxes (which shall only except real estate taxes not yet due and payable) and those exceptions permitted by paragraph 6 of this Agreement.
- 8. Closing Certifications and Documents. The SELLER shall execute and deliver simultaneously with the delivery of the deed such certifications and documents as may customarily and reasonably be required by the BUYER'S attorney, BUYER'S lender, BUYER'S lender's attorney or any title insurance company insuring the BUYER'S title to the Premises, including, without limitation, certifications and documents relating to: (a) parties in possession of the Premises; (b) the creation of mechanics' or materialmen's liens; (c) the underlying financial terms of the purchase and sale; (d) the citizenship and residency of SELLER; and (e) information required to permit the closing agent to report the transaction to the Internal Revenue Service. At the time of delivery of the deed, the SELLER may use monies from the purchase to clear the title, provided that all documents related thereto are recorded with the deed or within a reasonable time thereafter acceptable to the BUYER and, provided further, that discharges of mortgages from banks, credit unions, insurance companies and other institutional lenders may be recorded within a reasonable time after recording of the deed in accordance with usual conveyancing practices. The SELLER'S spouse hereby agrees to release all statutory, common law or other rights or interest in the Premises and to execute the deed, if necessary.
- 9. <u>Possession And Condition Of Premises</u>. At the time for performance the Premises also shall comply with the requirements of paragraph 6 and there shall be no outstanding notices of violation of any zoning, health, environmental or other law, bylaw, code or regulation, except as agreed. The BUYER shall have the right to examine the Premises within forty-eight (48) hours prior to the time for performance or such other time as may be agreed and upon reasonable notice to SELLER for the purpose of determining compliance with this paragraph.







10. Extension Of Time For Performance. If the SELLER cannot convey title as required by this Agreement or cannot deliver possession of the Premises as agreed, or if at the time of the delivery of the deed the Premises do not conform with the requirements set forth in this Agreement, upon written notice given no later than the time for performance from either party to the other, the time for performance shall be automatically extended for thirty (30) days, except that if BUYER'S mortgage commitment expires or the terms will materially and adversely change in fewer than thirty (30) days, the time for performance set forth in paragraph 5 shall be extended to one business day before expiration of the mortgage commitment. SELLER shall use reasonable efforts to make title conform or to deliver possession as agreed, or to make the Premises conform to the requirements of this Agreement. Excluding discharge of mortgages and liens, about which the SELLER has actual knowledge at the time of signing this Agreement, the SELLER shall not be required to incur costs or expenses totaling in excess of <a (13),="" ,="" 254="" 3.0="" [choose="" [insert="" [name="" a="" acknowledge="" agency="" agent="" agreed="" agreement="" and="" any="" applicable]="" as="" at="" between="" bhhs="" broker="" broker",="" broker,="" buyer="" buyer's="" buyer,="" change="" code="" conflict="" connection="" control="" dealt="" estate="" event="" expressly="" fee="" for="" from="" further="" has="" href="mailto:revolution-revol&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;BUYER pursuant to this Agreement shall be immediately returned. Upon return of all such funds, all obligations of the BUYER and SELLER shall terminate and this Agreement shall automatically become void and neither the BUYER nor SELLER shall have further recourse or remedy against the other.&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;11. Acceptance Of Deed. The BUYER shall have the right to accept such title to the Premises as the SELLER can deliver at the time for performance and if extended, shall have such right at the time for performance, as extended. The BUYER shall also have the right to accept the Premises in the then current condition and to pay the purchase price without reduction of price. Upon notice in writing of BUYER'S decision to accept the Premises and title, the SELLER shall convey title and deliver possession. Acceptance of a deed by the BUYER or BUYER'S nominee, if any, shall constitute full performance by the SELLER and shall be deemed to release and discharge the SELLER from every duty and obligation set forth in this Agreement, except any duty or obligation of the SELLER that the SELLER has agreed to perform after the time for performance. Notwithstanding the foregoing, all warranties made by the SELLER shall survive delivery of the deed.&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;12. &lt;u&gt;Adjustments&lt;/u&gt;. At the time for performance of this Agreement adjustments shall be made as of the date of performance for current real estate taxes. The net total of such adjustments shall be added to or deducted from the purchase price payable by the BUYER at the time for performance. If the real estate tax rate or assessment has not been established at the time for performance, apportionment of real estate taxes shall be made on the basis of the tax for the most recent tax year with either party having the right to request apportionment within twelve months of the date that the amount of the current year's tax is established.&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;The SELLER and BUYER acknowledge that a fee of Per listing Agreement  SELLER to BHHS Realty Professionals , the " if="" in="" is="" lamacchia="" listing="" massachusetts="" name]="" no="" notice="" of="" one].="" or="" other="" performance.="" premises.<="" prior="" professionals="" purchase="" pursuant="" real="" realty="" receipt="" regarding="" regulations="" relationship="" rendered="" represents="" section="" seeking="" seller="" seller's="" seller.="" services="" shall="" subagent="" td="" terms="" that="" the="" there="" this="" time="" to="" understand="" unless="" warrants="" whom="" with="" writing.=""></a>

rotioop signature vermeation.

14. <u>Buyer's Default</u> . If the BUYER or BUYER'S nominee breaches this Agreement, all escrowed funds paid or deposited by the BUYER shall be paid to the SELLER as liquidated damages. Receipt of such payment shall constitute the SELLER'S sole remedy, at law, in equity or otherwise, for BUYER'S default. The BUYER and SELLER agree that in the event of default by the BUYER the amount of damages suffered by the SELLER will not be easy to ascertain with certainty and, therefore, BUYER and SELLER agree that the amount of the BUYER'S deposit represents a reasonable estimate of the damages likely to be suffered.						
15. Buyer's Financing. N/A						
•						
16. Tests/Survey. (Delete If Waived) N/A						
17 Movementing And Departmentations. The CELLED forther represents						
17. <u>Warranties And Representations</u> . The SELLER further represents authority to enter into this Agreement. The BUYER acknowledges that warranties or representations other than those incorporated in this Agreement warranties and representations, if any, made by either the SELLER or any	BUYER has not relied upon any nt, except for the following additional					
warranties and representations, if any, made by either the SELLER of any	ear estate agent note					
[If none, state "none"; if any listed, indicate by whom the warranty or representation was made	de.]					
18. <u>Notices</u> . All notices required or permitted to be made under this Agreer in hand, sent by certified mail, return receipt requested or sent by United Sta	tes Postal Service overnight Express					
Mail or other overnight delivery service, addressed to the BUYER or SELLE at the address set forth in this paragraph. Such notice shall be deemed to	R or their authorized representative					
sent by certified mail on the date of delivery set forth in the receipt or in the days after deposited or, if sent by overnight mail or delivery, the next be	absence of a receipt three business					
BUYER'S Initials BUYER'S Initials SEL	LER'S Initials SELLER'S Initials					

MASSFORMS TALL STATE OF THE STA

@ 1999, 2000, 2002, 2012 MASSACHUSETTS ASSOCIATION OF REALTORS®



deli	ernight mail or delivery service, whether very or mail, shall be sufficient if accepte ne. Notice shall also be deemed adequate	d or signed	by a	person having express	s or implied authority	
	YER: Kevin Tan, Esq ktan@weclosetheloan.com			R: Attorney Jaclyn Pa jpackard@packard		
effe a so the ass and or E a re- neit imp of t not Ma Pra 20. Contil acres	Counterparts / Electronic Deliver is action may be delivered electronically, ect as delivery of an original. This Agreem ealed instrument; sets forth the entire agreed instrument; sets forth the entire agreed BUYER and SELLER and each of their igns; and may be canceled, modified or if the BUYER. If two or more persons are sufficiently at the BUYER is a trust, corporation, limited liability epresentative or fiduciary capacity, only there the trustee, officer, shareholder or offied. The captions and any notes are used his Agreement and are not to be used in been addressed in this Agreement and estachusetts Conveyancers Association and estachusetts Conveyancers Association and estachusetts Conveyancers.  **Property sold in "as-is" conveyance on the conveyed is an Book 4413, Page 156; (c) 1.78 acres in Book 3578, Page 6; (d) 22 an Book 113, Page 86 - Tax Parcel 31-0-1). Sale subject to 61A rig	including the ent shall be ement beto respective amended on the princip beneficiary ed only as a determining which is the time at the time at the time at the time and the princip beneficiary ed only as a determining which is the time at the time	by en e cons ween heirs, only b BUYEI y or e al or shal matt g the he su for p on. and wiring approx	crypted email or facsing trued as a Massachuse the parties; is binding devisees, executors, y a written agreement of their obligations are justified their obligations are justified to expresent a the trust or estate reputer of convenience and intent of the parties. An end of the parties of the parties of a Title Standar erformance shall be guilt to barn is connected to a parcel not the parties of the parties	mile, and shall have etts contract; is to tak upon and is intended administrators, succe executed by both the oint and several. If the tive executes this Agoresented shall be befor any obligation, are not to be considerny matter or practice and or Practice Standoverned by the Standover	the same to effect as a to benefit essors and to SELLER resement in bound, and express or ered a part which has dard of the endards and et off at closing.  The effect as the effect as the effect as part which has dard of the endards and et off at closing.  The effect as the effect
	ding a certified copy of this Agreement as required by MGL c. nmodate 61A right of refusal 120 day timeline, if necessary.Sec	and the control of the control			2000 NOTO 1000 1 1000 1 200 NOTO 100 100 NOTO 10	e extended to
	ON SIGNING, THIS DOCUMENT V DERSTOOD, SEEK ADVICE FROM A			A LEGALLY BINDI	NG AGREEMENT	. IF NOT
	Yandle Kuo dottoop verified 04/25/23 11:43 PN EDT HKIE-RFSE-JZVP-RI	DDQ		Cynthia Turek	dotloop verified 04/26/23 7:32 AM EDT T7FK-GRQ8-VHCA-DEMK	
BO	YER	Date	SE	LLER		Date
	Yenchi Kuo dottoop verified 04/25/23 7:35 PM ED 17RG-6WMJ-WVRZ-72	CG				
BO	YER	Date	SE	LLER, or spouse		Date
	YER ate	Date	SE	LLER, or spouse		
	crow Agent. By signing below, the escreotherwise become a party to this Agreem		grees	to perform in accorda Kimberly Allen	nce with paragraph 4  dottoop verified 04/26/23 10:34 AN 0QAT-BG3W-APHJ	M EDT -ZOR7
BU	YERS Initials BUYER STRITIALS BUYER	S Initials	5[ SELL!	04/26/23 September Seller'S	Initials SELLER'S In	Date

#### RIDER "A" TO PURCHASE AND SALES AGREEMENT

Property: 5 Lots in Ware (4 Lots on Webster Road and 1 Lot on Belchertown Road)

Seller: Cynthia A. Turek

Buyer: Topwits Inc.

#### 1. NOTICES

Unless otherwise specified herein, any notice to be given hereunder shall be in writing and signed by the party or the party's attorney or appointed agent and shall be deemed to have been given (a) when delivered by hand, or (b) when mailed by registered or certified mail, all charges prepaid, or (c) when sent by successfully completed telecopier or facsimile transmittal, or (d) when sent by electronic mail, addressed:

in the case of BUYER, to:

Kevin Tan, Esq.
SKM Title & Closing Services, PC
Sharaf & Maloney, PC
40 Willard Street, Suite 102
Quincy, MA 02169
<a href="https://ktan@weclosetheloan.com">ktan@weclosetheloan.com</a>
Phone: (617) 302-2350

Cell: (617) 763-8551 Fax: (774)250-1767

in the case of SELLER, to:

Jaclyn Packard, Esq. Packard Law Office

47 Harvard Street, Suite 220, Worcester, MA 01609

Tel: 508.926.8987 Fax: 508.519.6593

jpackard@packardlawoffice.com

By such notice, either party or such party's attorney may notify the other of a new address, in which case such new address shall be employed for all subsequent deliveries and mailings.

#### 2. Intentionally deleted.

#### 3. ERRORS AND OMISSIONS

If any errors or omissions are found to have occurred in any calculations or figures used in the settlement statement signed by the parties (or would have been included if not for such error or omission) and notice thereof is given within 90 days of the closing date, then the party to be charged agrees to make a payment to correct the error or omission.

#### 4. REASONABLE ACCESS

innon signature verification, and the signature

The SELLER shall allow the BUYER to have reasonable access to the premises at reasonable times and upon reasonable notice for inspections, measurements and other reasonable purposes, including without implied limitation, the right to inspect the premises just prior to the closing. Said right of access shall be exercised only after reasonable prior notice and only in the presence of SELLER or SELLER's agent. Said access shall not exceed three (3) visits, exclusive of final walkthrough.

#### 5. DAMAGE TO THE PREMISES

Until the deed is accepted and recorded, the SELLER shall bear the sole risk of loss in the event of a fire or other casualty.

#### 6. BROKERS

BUYER and SELLER represent and warrant to each other that they have not contacted any real estate broker in connection with this transaction other than the brokers named in this Agreement and were not directed to the other party as a result of any services or facilities of any other real estate broker. Each agrees to indemnify the other against and to hold the other harmless from any claim, loss, damage, cost or liability for any brokerage commission or fee which may be asserted by any other real estate broker with whom BUYER or SELLER has dealt in connection with this transaction. The provisions of this Paragraph shall survive the delivery of the deed.

#### 7. AUTHORIZATION TO SIGN EXTENSIONS AND NOTICES

In order to facilitate the execution and delivery of certain documents contemplated hereby, the parties grant to their respective attorneys the actual authority to execute and deliver on each party's behalf any (a) agreement modifying the time for the performance of any event hereunder, or (b) any notice that may be given under this agreement, and the parties may rely upon the signature of such attorneys (including faxed and emailed signatures) unless they have actual knowledge that a party has disclaimed the authority granted herein.

#### 8. PRIOR AGREEMENTS

This agreement supersedes any other prior agreement of the parties concerning the transaction contemplated hereby with any such prior agreements becoming null and void upon the execution of this agreement. This agreement henceforth represents the complete and full agreement of the parties hereto, except as the agreement may be modified or altered by a written agreement signed by all the parties hereto. If a section of this agreement is deemed to be invalid, its invalidity shall not impinge on the validity of the remaining sections of this Agreement and they shall remain in full force and effect.

#### 9. NO ACTION, SUITS, OR CLAIMS

SELLER represents and warrants that to the best of SELLER'S knowledge and belief, without independent investigation, there are no outstanding actions, suits or claims relating to the title of the premises defined and encumbered as described herein, or seeking specific performance for conveyance of the premises or seeking possession of the premises. SELLER warrants and represents that they are the record owner(s) of the premises.

#### 10. NO BANKRUPTCY OR FORECLOSURE

SELLER hereby represents that as of the date hereof, there is no pending SELLER's bankruptcy, mortgage foreclosure, or other proceedings that might in any way impact adversely on the SELLER's

ability to perform on the closing date.

#### 11. SELLER EXECUTED DEED

In the event that SELLER is a natural person, SELLER shall execute the deed personally; it is agreed that a deed executed under a Power of Attorney shall not constitute a satisfactory deed under Paragraph 6 of the Agreement.

#### 12. TITLE PROVISIONS

It is understood and agreed by the parties that the premises shall not be in conformity with the title provisions of this agreement unless:

- (i) All buildings, structures and improvements, including but not limited to any driveways, garages, fences, septic systems and cesspools, and all means of access to the premises, shall be located completed within the boundary lines of said premises and shall not encroach upon or under the property of any other person or entity;
- (ii) No building, structure, improvement or way of any kind belonging to any other person or entity shall encroach upon or under said premises;
- (iii) The premises shall abut or have access to a public way, duly laid out or accepted as such by the city or town in which said premises is located; and
- (iv) Title to the premises is marketable and insurable, for the benefit of the BUYER, by a nationally recognized title insurance company, in a fee owner's policy of title insurance at normal premium rates, on the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy, and those exceptions listed in Paragraph 6 herein. In the event that an owner's policy of title insurance can only be written with coverage over a known title defect, then BUYER shall have the right (based on the opinion and judgment of counsel) to deem such title unmarketable in which event all deposits shall be returned and this Agreement shall be terminated.

#### 13. SELLER REPRESENTATIONS

The SELLER represents to the best of seller's knowledge, without independent investigation, and limited to SELLER's term of ownership that the following statements are true, and shall be true at the time of clo sing hereunder:

- a) there are no underground storage tanks on the premises and there have never been any hazardous substances generated, stored, or disposed of on the Premises, except for routine household supplies in quantities typically used by an average homeowner;
- b) SELLER has not received any written notice of any litigation or threatened litigation affecting Seller or the premises that would in any way constitute a lien, claim or obligation of any kind against the premises or which could prevent SELLER from performing SELLER's obligations under this Agreement.
- c) the premises are not in violation of any federal, state, or local environmental, sanitary, health or safety statute, ordinance, code, law, rule, regulation or the like;

- d) with the exception of the power drawn from one of the other existing lots, which will be disconnected before the closing, there are no other utilities connected to the property as this is a purchase of land only. As such, there will be no final water and sewer reading provided at the time of closing nor a smoke certificate.
- e) there are no security agreements, contracts or other arrangements with respect to the ownership, leasing, use and operation of the Premises, and/or the fixtures therein which shall survive the closing and shall continue to bind or encumber the Premises or the new owner of the Premises except matter of record which are specifically referred to in this Agreement; and

#### 14. ATTORNEY CONSULTATION

BUYER and SELLER acknowledge that they have read and understand all provisions of this Agreement, and have had the opportunity to consult an attorney about the terms and conditions set forth herein. BUYER and SELLER further understand and acknowledge that this Agreement creates binding legal obligations that are enforceable against BUYER and SELLER in a court of law.

#### 15. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER(S) or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

16. Between the date hereof and the closing, the SELLER shall maintain and service the Premises and its appurtenances at the same level of effort and expense as the SELLER has maintained or serviced the Premises for the SELLER'S own account prior to the date of this Agreement.

Cynthia Turek	dotloop verified 04/26/23 7:32 AM EDT QHJG-YK0F-WRHC-OIBY	Yandle Kuo	dotloop verified 04/25/23 11:43 PM EDT CWFQ-2JM3-YBSR-O94N
SELLER:		BUYER:	
		Yenchi Kuo	dotloop verified 04/25/23 7:35 PM EDT ST4X-T84L-UTKD-GLYS
SELLER:		BUYER:	

#### WIRE FRAUD RIDER

Incidents of wire fraud in residential real estate transactions are on the rise. Criminal hackers target buyers, sellers, real estate agents, loan officers, mortgage bankers and attorneys involved in real estate transactions. They have become extraordinary sophisticated and well versed in real estate transactions. You must treat every communication that is instructing you to wire or transmit funds as suspect. We at SKM Title & Closing Services, PC/Sharaf & Maloney, PC are committed to help protect parties in these transactions from falling victim to wire fraud scams.

Fraudulent e-mails contain false wire instructions and direct people to wire closing funds to bank accounts that are actually owned by hackers. These emails may appear to be genuine and contain the senders' company e-mail information, the email will look like it came from a trusted sender and many times it can contain a signature or attributes that resemble a trusted sender. They may also reference personal information or details about the transaction and mimic the tone of past emails. Fraudulent email addresses typically appear to be from someone you are working with or a business involved with the transaction.

#### You must treat every communication that is instructing you to wire or transmit funds as suspect.

Before wiring funds, call your SKM/Sharaf & Maloney PC Attorney to verify the wire instructions verbally.

Do not rely on contact information in emailed instructions. Refer to an independent source or call your SKM/Sharaf & Maloney PC attorney.

Never send sensitive personal data via unsecured email, this includes bank account numbers, credit card numbers and social security numbers. Always use a secure email, facsimile or telephone to relay sensitive data.

Wire instructions to our firm will always reflect the account name as SKM Title & Closing Services, PC/Sharaf & Maloney, PC. If you receive emailed instructions with any variation to this account name, please call our office immediately.

Your attorney and only your attorney, will provide you wire instructions via a secure method (such as in hand delivery, mail, secure/encrypted portal, or over the telephone).

Be very suspect of beneficiary accounts for wires; the account name should match the intended recipient and be very suspect of wires going to unrecognized names and out of state bank branches

Our office will always use a secure method to verify wire instructions for sale proceeds. If you are a seller, you can hand-deliver the instructions at closing or use another secure method of delivery. If we receive wire instructions via email, we will call you or your attorney to verify all information before we initiate the wire.

Do not hesitate to call us if you have any question or concern about an email you receive in connection with your pending closing.

The undersigned acknowledge that we have received and read this Rider and warnings:

Cynthia Turek	dotloop verified 04/26/23 7:32 AM EDT FZRE-IBKE-KHWT-8AHD	Yandle Kuo	dotloop verified 04/25/23 11:43 PM EDT 7MTW-VITT-LSUD-0BOV
SELLER:		BUYER:	
		Yenchi Kuo	dotloop verified 04/25/23 7:35 PM EDT NQW0-WPQE-OSSL-WBGD
SELLER:		BUYER:	



# A Window to Ware's Future

The 2016 Master Plan





#### Town Staff:

Stuart Beckley, Town Manager
Karen Cullan, AICP, Director of Planning &
Community Development
Judi Mosso, MPA, Assistant to the Director

#### Photo Credits:

Cover: Karen Cullan, Jack Cascio

Title Page: Judi Mosso, Master Plan Art Contest WINNER

for her photograph: Southside Nenameseck©

# A Window to Ware's Future The 2016 Master Plan

Adopted by the Ware Planning Board

September 21, 2016

Planning Board: Master Plan Steering Committee:

Richard Starodoj, Chairman George Staiti, Chairman

Chris DiMarzio, Vice-Chairman Bill Braman, Vice-Chairman

Joseph Knight, Clerk

Fred Urban

David Kopacz

Mary Durr, Clerk

Denis Ouimette

Roy St. George

John Chabot, Alternate Luke Wright

The Members of the 2012 Ware Studio Class, University of Massachusetts, Amherst, Department of Landscape Architecture and Regional Planning:

Belen Alfaro Stephanie Molden
Bruno Carneiro Meagen Mulherin
Margaret Engesser Russell Pandres
Katie Fox Vinicius Pereira

Evadne Friedman Brian Reid
Timothy Inacio Pedro Soto

Anita Lockesmith Jennifer Stromsten

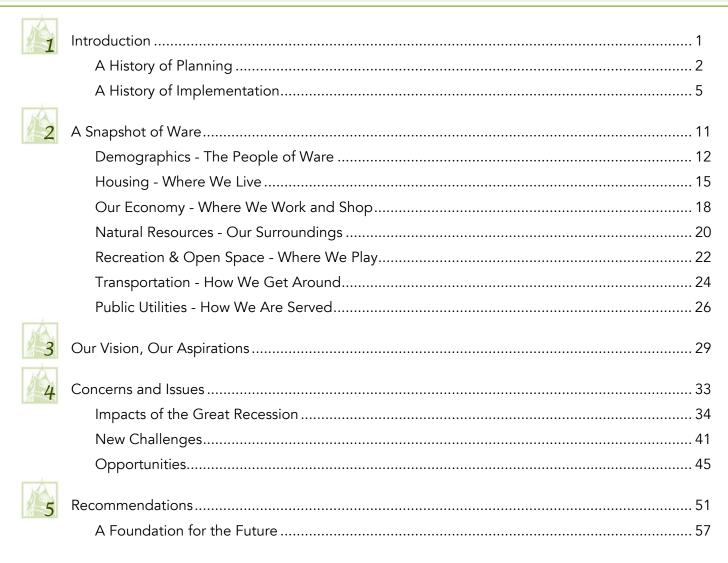
Christina Mills

Professors: Elisabeth Hamin, PhD and Bob Mitchell, FAICP



# Table of Contents







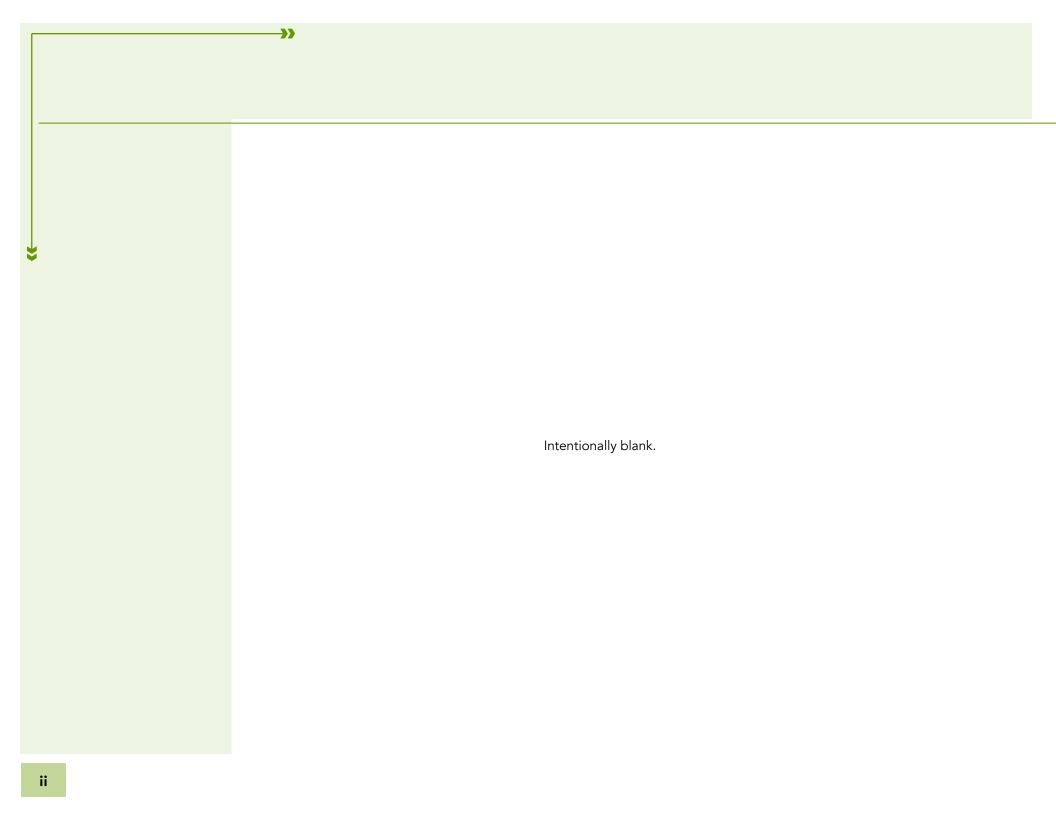
Covered Bridge, by Michael Cebula

Second Place Winner -Master Plan Art Contest

Intarsia wall hanging

"A representation of the covered bridge such as the one connecting Ware and Gilbertville."

Appendix - separate document that includes the data and analysis for Chapter 2 and other background information.



# Introduction



A master plan for a town - what is it? What's it for? Why do we need it? These are common questions about this important document. Conceptually, a municipal master plan is similar to a business plan, a family's vacation plan, or any other type of plan. Planning, any planning, is a multipart process that begins with an identification of common values (or vision) which lead to the formation of goals, an assessment of where we are today, and a strategy laying out how to reach our identified goals - where we want to be tomorrow, next year, or at some point in the future.

A town's master plan is produced by first creating an inventory of all current and pertinent information regarding the community. This is followed by an analysis of the potential problems and issues. Goals for the development of the community and resolution of perceived problems and issues are discussed. From these discussions, alternative solutions are weighed before establishing policies for achieving the goals. Finally, the desired steps required to implement the policies are identified.

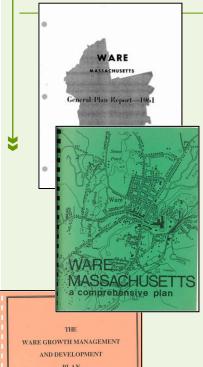
Ware has gone through this process many times in the past. The list on the following pages includes the various plans that have been done over the past four decades. Some of the problems identified in the earliest plans remain concerns today. This is partly a function of Ware's position in the regional and state economy: the Town remains relatively poor and unable to put the resources into addressing some of the issues, and the business climate continues to suffer due in part to that economy, the town's geographic location, and the lack of desired infrastructure (such as natural gas). Likewise, housing conditions in the downtown area where the majority of older units exist continue to deteriorate as property owners lack the resources to maintain and improve their buildings.

Yet the Town remains optimistic for the future. With the completion of the Visioning, Branding, Wayfinding, and Business Development Plan in 2015, there is a renewed sense of energy in the community, and more people are recognizing the value the Town has. As more citizens roll up their sleeves to help implement the recommendations made in this master plan, many of which have been consistently called for in previous plans, the community at large will indeed begin to see that Ware really is *Somewhere Worth Being*.

"[A master] plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality."

MGL Ch. 41 §81D

## A History of Planning



Town of Ware

General Plan Report; 1961, Theodore Bacon Jr, planning consultant - study of the town's existing conditions and recommendations for managing future growth, primary recommendation was to adopt zoning.

<u>Comprehensive Plan</u>; 1975, UMass LARP<sup>1</sup> - noted problems with the supply of decent affordable housing, the need for redevelopment of the Millyard, and a desire to revitalize the downtown.

<u>Functional Tourism & Rural Town Revitalization: Townscape Analysis;</u> 1985, Cynthia Beairsto, Graduate student, UMass LARP

<u>Growth Management and Development Plan</u>; Fall 1987, Landuse Inc. - noted lack of decent and affordable multi-family housing, continued need for redevelopment of the Millyard as well as need to revitalize downtown.

Open Space & Recreation Plan; Fall 1987, Landuse Inc. - addressed the need for land preservation and facility planning, including the development of the Ware River Greenway bike path (rail trail).

<u>Route 32 Corridor Study</u>; 1992, UMass LARP - examined traffic, water and sewer, and land use to determine pre-emptive measures to manage growth in the corridor.

Ware Recreation Facilities Plan; Fall 1994, UMass LARP

<u>Comprehensive Market Analysis and Business Assessment for Downtown Ware</u>; April 1996, Cullinan Engineering with Northern Economic Planners

<u>Ware River Valley Greenway Trails Project – A site assessment report;</u> June 1997, J. Gieo Pensoneault, MLA, UMass LARP

<u>Open Space & Recreation Plan;</u> 1998, Justin Berthiaume and Vera Kolias (consultants, UMass LARP graduate & graduate student)

<u>Preliminary Industrial Park Site Assessment;</u> Feb. 1999, Mass Development with Westmass Area Development Corporation

<u>EOAA Build-out Analysis</u>; 2000, PVPC<sup>2</sup> - part of a statewide effort to identify buildable land and potential residential growth.

- 1. University of Massachusetts Dept. of Landscape Architecture and Regional Planning.
- 2. Pioneer Valley Planning Commission

Ware Millyard Site Assessment & Economic Development Plan; June 2001, Lake Hitchcock Development Corporation with Architectural Insights, Inc. - assessed the physical and business conditions in the Millyard and offered recommendations to foster economic growth and redevelopment of the complex.

<u>Guiding the Future of Ware – A Strategic Plan for the Next Five Years</u>; June 2002, PVPC - strategies were developed to address concerns ranging from preserving the environment to economic development efforts.

<u>Quabbin Sub-regional Housing Plan</u>; 2002, PVPC - guides the implementation of regional measures to increase the affordable housing supply; for Ware these included programs for housing rehabilitation, homeowner programs such as creative financing and sweat equity projects, land trusts, limited equity ownership, and revision of the zoning bylaw.

<u>Community Development Strategy</u>; 2002 with updates through 2014, PVPC and Town of Ware - identifies the town's development goals, presents an action plan consistent with the Commonwealth's Sustainable Development Principles, and prioritizes community development projects.

Ware Community Development Plan; 2004, PVPC - an extension of the 2002 strategic plan. Of the eight strategies chosen as priorities, three have been completed and one tried but unsuccessful.

<u>Open Space & Recreation Plan</u>; 2007, Town of Ware & PVPC - emphasizes four major goals: providing a broad range of high quality recreation programs, managing open space and recreation cohesively and effectively, acquiring new lands for recreation and open space, and increasing public awareness of open space and recreation resources.

<u>Heritage Landscape Inventory</u>; June 2009, MA Dept of Conservation & Recreation and PVPC - identified the downtown with its historic buildings and park, other public parks, historic farmsteads and the Ware River and covered bridge.

<u>Route 32 Corridor Study</u>; 2010, PVPC - assessment of existing conditions and recommendations of land use controls for three alternative growth scenarios.

<u>Downtown Parking Study</u>; 2012, Town of Ware - inventoried parking spaces, analyzed existing parking demands, and projected future demand based on full utilization of the existing buildings. The results showed a surplus of spaces, but inadequate distribution, signage, and parking management. The study includes recommendations for next steps to address these issues.







<u>Pioneer Valley Regional Housing Plan</u>; 2014, PVPC - identified opportunities related to housing market stability, housing affordability and fair access to housing in the Pioneer Valley in order to create a region in which all residents are able to choose housing that is affordable and appropriate to their needs.

A Mill Town's Downtown: Assessing the Needs of Ware's Main Street; 2013, Christina Mills, UMass LARP graduate student - created a database of the downtown – what the businesses and other occupants are, how much space they use/need, what physical space is vacant and available to other businesses, and what types of businesses are missing yet desired by the general public.

<u>Downtown Organizational Models</u>; 2014, Mary Vilbon (consultant), Town of Ware - project in which experts from other communities presented the most common organizational models for downtown businesses trying to help improve the downtown environment. This led to the formation of a group of highly motivated upper management level business people who are now undertaking other efforts to improve downtown Ware. So far they have initiated seven projects, ranging from beautification on Main Street using window boxes and planters to commercial property utilization, which will hopefully result in occupancy of vacant spaces on Main Street.

<u>Property Assessment and Reuse Planning Project</u> (PARP); 2014, Community Opportunities Group - identified and examined 47 of the worst residential properties in the target area and recommended best uses (in some cases commercial), estimated costs for rehab of structures, and financing strategies to help property owners get these units, many of which are vacant, back to occupiable condition.

<u>Visioning, Branding, Wayfinding, & Business Development Plan;</u> March 2015 - Arnett Muldrow & Associates Inc. - defined a vision statement for Ware, identified the image the community wishes to project, performed a market analysis and identified gaps in the mix of businesses in Ware, and designed a wayfinding system to help people find their destinations in town.

<u>Hazard Mitigation Plan</u>; 2016, PVPC and Town of Ware - recommends actions that can be taken to reduce long term risk to people and property from natural hazards such as flooding, storms, high winds, etc.

<u>Open Space & Recreation Plan</u>; 2016, PVPC and Town of Ware - this update of the 2007 plan includes a comprehensive database of property in Ware that is in some form of open space, a listing of the recreational resources in town, and recommended actions to address the needs identified by the community for both open space planning and recreational opportunities.

## A History of Implementation

Of the 228 separate recommendations made in the previous strategic and master plans (1987, 2002, and 2004), 59 have been successfully completed, attempted, or the town determined they were unrealistic or otherwise undesired. This section highlights some of the 53 that have been successfully implemented.



1987 Recommendation to hire a full time Building Inspector.

Ware established a full time Building Inspector/Zoning Enforcement Officer in 1990. This has helped to ensure that buildings are safe and that our zoning, which represents Ware's desired development pattern, is followed, for the purpose of protecting everyone's health, safety, and general welfare.



1987 Recommendation to promote the concept of a local land trust to conserve land.

The East Quabbin Land Trust was formed in Hardwick in 1994 to address concerns about the loss of farmland and wildlife habitat in the region. To date the Trust has protected over 4,000 acres in the region by working cooperatively with property owners, government agencies, conservation groups, and other land trust organizations.



Courtesy of EQLT





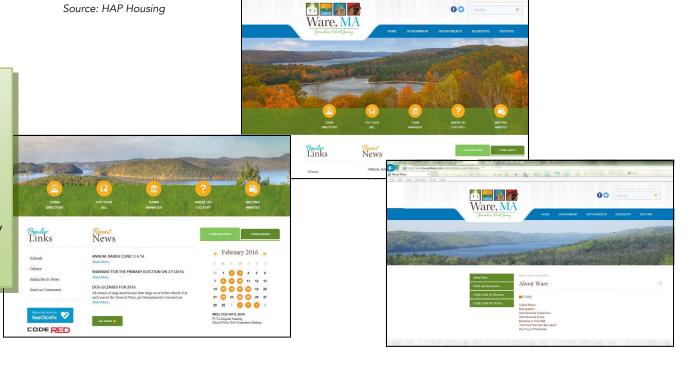
1987 Recommendation to increase elderly housing.

The lack of safe, affordable housing for Ware's elderly residents has been recognized for many years. In 2007, HAP Housing renovated the historic 1893 Church Street School into 29 units which are now highly sought after by area residents.

Source: HAP Housing

2004 Recommendation to create a Town website.

In order to better serve residents, businesses, and visitors, Ware established a town website in 2005. Recently upgraded and redesigned, the website provides information on town departments, meetings, events, and news, and allows residents to pay bills online and report issues (such as potholes).



1987 Recommendation to create a DPW. Ware's Department of Public Works strives to provide the town with safe roads throughout the year, deliver safe potable water to residents, provide sewer service, and provide water for fire suppression through the network of hydrants within the water service area.









1987 Recommendation to prepare an updated study on traffic lights and pedestrian crosswalks in the downtown.

After numerous studies and a safety audit, the town began working in 2015 on a redesign of Main Street. This project is currently scheduled for Transportation Improvement Program (TIP) funding in 2019 to replace the traffic lights, adjust the traffic patterns on Main Street, and reconstruct the sidewalks downtown.

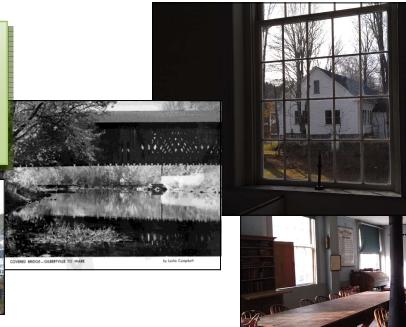
1987 and 2002 Recommendations to continue working to create the Ware River Valley Greenways Trail.

For many years, people in Ware have dreamed about and planned for a rail trail; the Ware River Valley Greenway Trail. In 2015 a major hurdle was overcome with the installation of two bridges on the southern section of the trail. Stone dust was applied where needed, and the trail is now open for use between Robbins Road and the Gibb's Crossing shopping center (1.8 miles).



1987 Recommendation to establish local historic districts. Ware has many historically important places, a few of which have protections that will ensure they remain intact for future generations to enjoy. Ware designated four historic districts in town which provide the basis for the future establishment of local historic districts with better regulatory oversight and protection.







1987 Recommendation to reestablish the Conservation Commission and to identify wetland violations and enforce the regulations. In addition to reestablishing the Conservation Commission, the Town has employed a conservation agent since 2007.



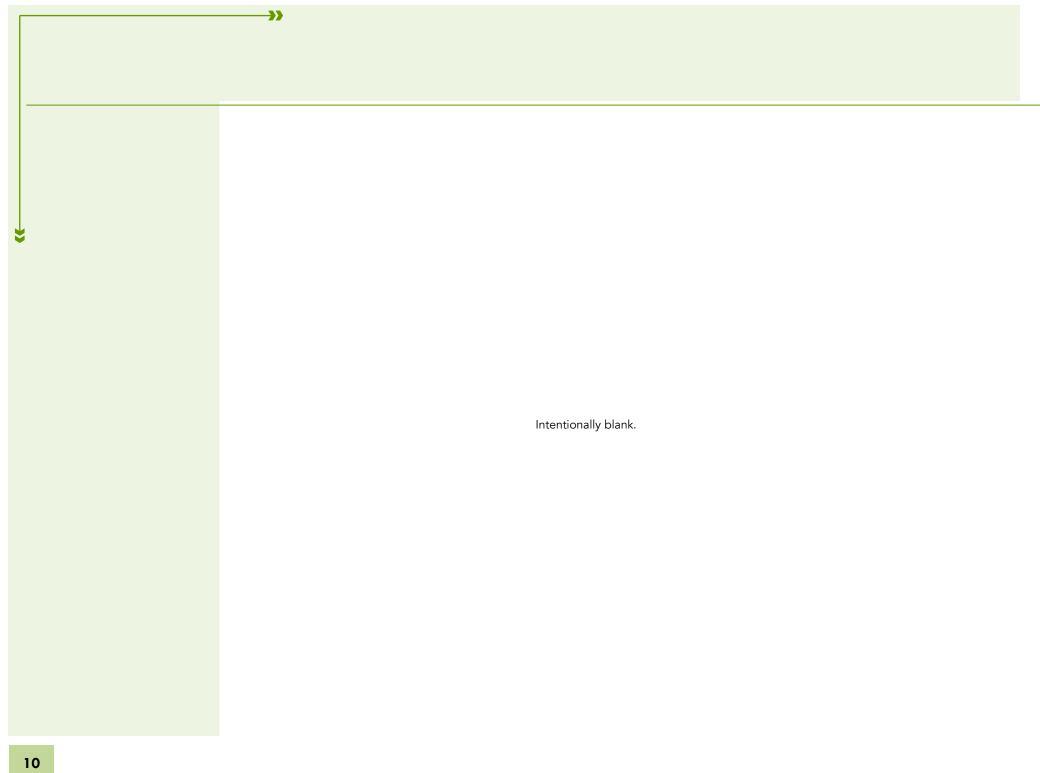
2002 Recommendation to upgrade the facilities in Grenville Park.

This park has been the pride and joy of Ware for over 100 years. Over time, the park has been upgraded and the facilities expanded to accommodate the needs of town residents. Most recently, the bandstand was renovated and ramps added to improve accessibility, the playground was upgraded, and in 2016 the roads throughout the park will be repaired.

1961 Recommendation to adopt zoning and 1987, 2002, and 2004 Recommendations to amend the zoning bylaw in numerous ways. Ware adopted a very limited zoning bylaw in 1971, the first iteration of a "modern" zoning bylaw in 1980, and a truly comprehensive zoning bylaw in 1987. After dozens of amendments over the ensuing years, the town adopted a new zoning bylaw in 2012. Many of the recommendations made in the various master plans were addressed in this major rewrite.







# A Snapshot of Ware



Ware's population has been stable at just below 10,000 for 30 years. Ware has only about 1,000 more people than it had during the height of the manufacturing boom in the early 1900s. The average household size and composition has changed since the 1950s, when the household size was 3.09; it is now 2.39. The size of the

10,500 **Population** 10,000 9,500 9,000 This graph shows the 8,500 population decline 8,000 associated with the migration of the textile 7,500 industry out of New 7.000 England in the 1910s and 1920s. 6.500 6.000 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010

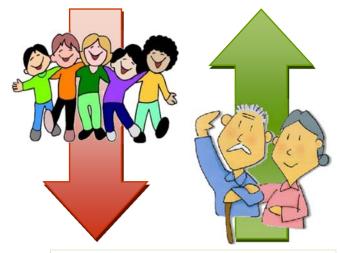
This section gives a brief snapshot of who we are, where we live, how we make a living, how we spend our leisure time, and how we get around.

Detailed information is presented in the appendix.

household corresponds to lower birth rate and a greater number of single person and single parent households.



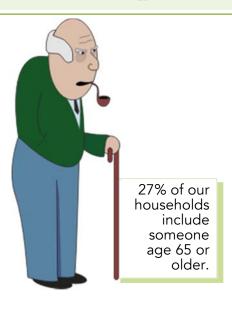
Our household size in 2010 was 2.39, significantly lower than the 3.09 we had in the 1950s, and below the national average of 2.58.

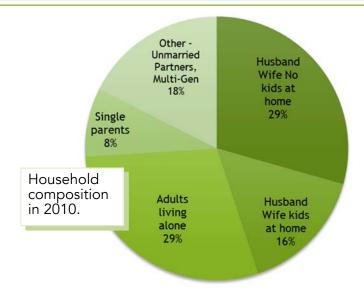


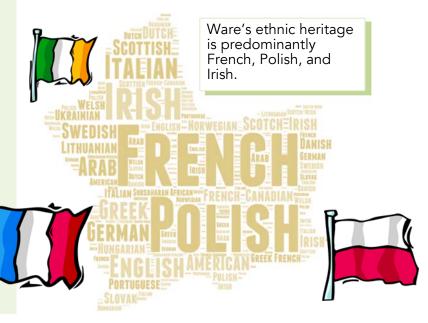
Like many small New England towns, population growth is most notable in the 45 and older age groups while the population of under 19 is declining.

## Demographics - The People of Ware

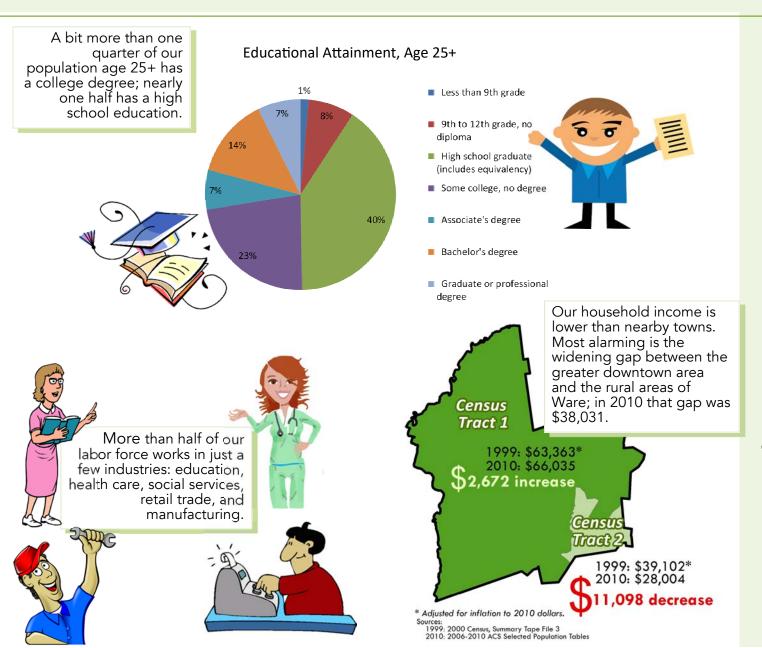
Ware's population, like most small New England towns, has changed significantly since the 1950s. At that time, the average household size was 3.09 people per household, and today it is 2.39. The size of the household corresponds to lower birth rate and a greater number of single person and single parent households. This means the same size population requires more housing units to shelter them.











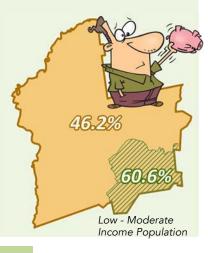
Ware also has an increasing percentage of elderly residents, which corresponds with the Baby Boom generation. This trend can be seen across the nation, with some variation in the proportion of the population depending on the amenities available in the community.

While over 99% of the population is white, ethnicity remains a cultural factor in Ware.

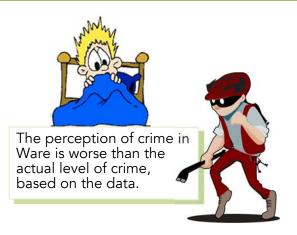


The US Census Bureau tabulates data for Ware as an entire town and for an area called the Census Designated Place (CDP, hatched area in map below).

In 2015, 46.2% of Ware's total population and 60.6% of the CDP population were low to moderate income, meaning they live in a household earning 80% or less of the area median income.





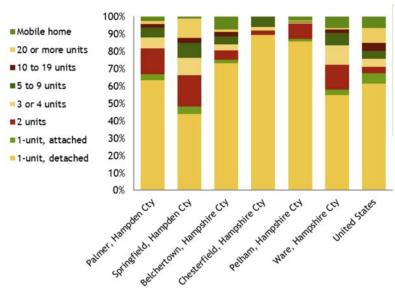


The perception of crime in Ware is higher than what may be the reality. In general, the crime index in Ware is lower than the state or nation and has consistently remained that way since 2005. It's possible that residents' concerns about crime are partly derived from a local police force that may be too small to meet the needs of a community of Ware's size with a history of urban issues such as drug use. Substance abuse is linked to higher rates of crime, poverty, poor health outcomes, and individual patterns of abuse, and can lead to unemployment, legal problems, and negative effects on mental health and family life. It is important to recognize that substance abuse such as the current opioid crisis is a national societal problem and is not unique to Ware. Yet local officials still have a responsibility to address the problem; the public must recognize they cannot solve it alone.

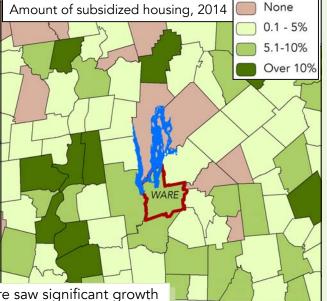




## Housing - Where We Live



Ware had 4,503 housing units as of the 2010 census. Of those, 2,749 (61%) were single family homes and 1,754 (39%)units were in buildings with two or more units. There is much more variety of unit type in Ware than many area towns.



Ware has a very diverse housing stock with a good mix of housing types, but most duplex and multi-family units were built before 1950 and need upgrading.

In the 1970s Ware saw significant growth in housing for low to moderate income households with the construction of Valley View (76 units) and Highland Village (111 units), and again in 2003 with Hillside Village (80 units). In 2008, the Church Street School was converted into an elderly housing complex (29 units). Additional units reserved for such households are scattered throughout Ware.

Ware is currently below the 10% threshold recommended by state law for income restricted housing currently at 9.3%. Dedicated lowmoderate income units are removed from the list every year, so Ware is vulnerable to development of more subsidized housing with limited local control, under MGL chapter 40B. While more clean, safe, and affordable housing is needed, the

community benefits when such housing is located and designed in compliance with the local Zoning Bylaw.

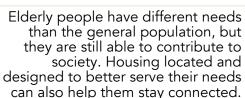
Ware's elderly make up 20% of the population, but only 3.2% of the housing stock is designed for them. Many elderly residents are still living in their own homes and have difficulty paying for maintenance and necessary repairs or upgrades since they have fixed incomes. As the population of older residents continues to increase, more designated elderly housing units are needed, as well as a greater variety of housing types. Currently Ware has no options for residents in need of assisted living or higher levels of care.

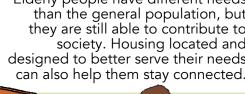


The elder population (60+), as of the 2010 census, is 2,066, or 20% of the town's total. It is expected this population will continue to grow as the Baby Boom generation ages, in combination with longer lifespans and lower birth rates.

Elderly people often have specific needs for housing, such as wider doorways, no stairs, accessible kitchens and bathrooms, and doorknobs that are easier

to open. Many homes in Ware cannot be easily renovated to comfortably accommodate these needs.







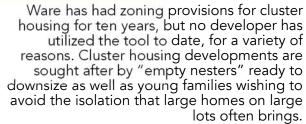


Given the high cost of building elderly housing, the lack of funding for such housing, and the relatively small market for it in any given town in this region, Ware should expect that housing needs will be met regionally. While this may not be ideal, it is realistic. Currently there are plans in Belchertown to build over 80 assisted living units, but more options are needed.

While Ware has relatively good diversity in house types, many of the single family housing created over the last 50 years are modest to large homes along the towns roadways. This development pattern has eroded the rural character which is so valued by townspeople.











A healthy community has a variety of housing types, giving people choices of how they want to live. While Ware has a good variety of housing types, new construction has been limited to single family homes on larger lots driven by the lack of available buildable land located close to public water and sewer systems and within zoning districts where smaller lots are permitted.



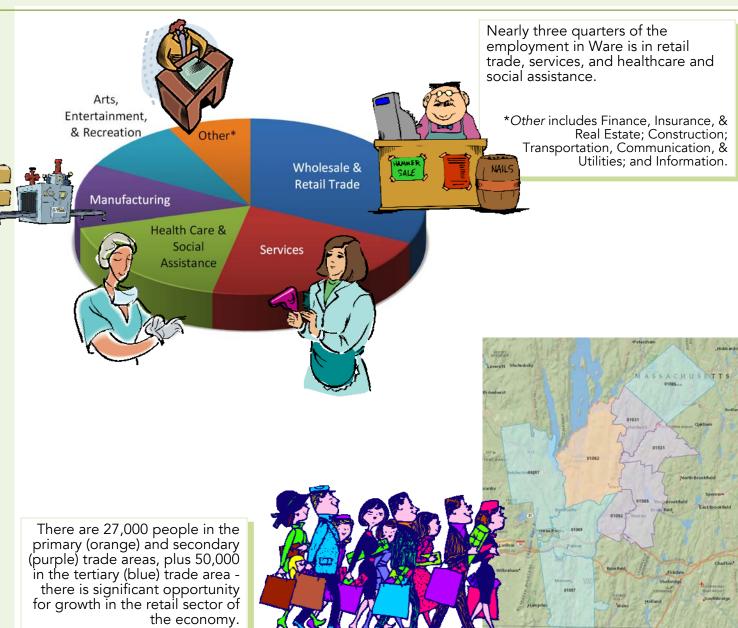


## Our Economy - Where We Work and Shop

Ware was once a thriving mill town, proud of its robust manufacturing industry. Now, the modern economy has shifted Ware to a town comprised of many industries, none of which present an obvious symbol or unifying identity the way the mills once did. Fortunately, the town possesses all of the necessary components for economic revitalization:

- an established downtown with room for new businesses
- an underutilized mill yard complex
- a robust healthcare industry

(continued next page)



Arnett Muldrow & Associates

Strip commercial land use patterns were established in Ware long before zoning was adopted, leading to the Route 32 corridor between the Palmer town line and Ware's downtown being designated as the primary location for retail businesses.





Main Street Storefronts

Once the thriving business center of Ware and the region, Ware's downtown continues to face challenges in attracting enough customers and activity to regain the vibrancy of yesteryear. The recent re-establishment of a business and civic association has helped, and several of

their initiatives should continue the upward trend. However, the downtown still has many vacant spaces: 40% of the commercial buildings on Main Street have at least one vacant space. As the pie chart shows, over half the storefront space (measured in linear feet) on Main Street is either vacant or "blank", meaning it has no interest or activity for pedestrians.

- Quabbin Reservoir and the Ware River
- hundreds of acres of protected green space
- an able and ready workforce, and
- being a regional hub serving many of the retail and service needs for a much larger population.



Main Street Ware, 1939

Manufacturing dropped from 20% to 12% between 2000 and 2010. However, with a major new manufacturer moving into Ware in 2015, this downward trend may slow or even turn around.



## Natural Resources - Our Surroundings

Ware is nestled in the Quaboag Valley and is surrounded by natural beauty and resources. There are several prominent landscape features that run northsouth, including the Dougal Range, a long wooded hill in the northeastern part of town; Coy Hill, a steep wooded slope in the southeastern part of town; Beaver Brook, flowing southerly from below the Goodnough Dike at Quabbin Reservoir; Beaver Lake in the western part of

> town; and the Ware River that snakes its way through the southeastern and southern parts of town.



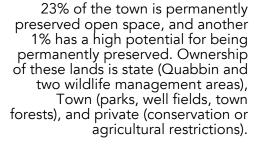


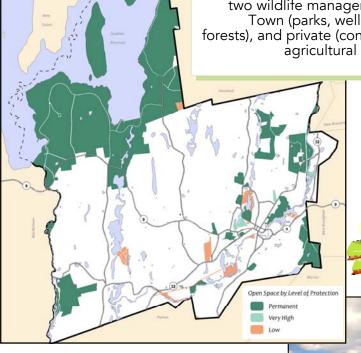






Ware owns 233 acres of permanently protected land, and 297.6 acres that are not permanently protected.









There are 3.900 acres of land within riparian corridors in Ware. These areas are subject to the River Protection Act which provides a measure of protection for this valuable habitat and the wildlife in them. In addition, there is an unknown amount of wetlands (most are not mapped). These areas, and the varied species within them, are protected by the Wetlands Protection Act.

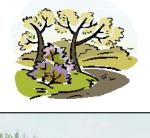
















Biodiversity is important to ensure stability of all plant and animal species. The Natural Heritage & Endangered Species Program has developed a BioMap which identifies the habitats which are most in need of protection. In addition to the entire Quabbin Reservoir

shoreline, key areas in Ware include Flat Brook, upper Muddy Brook, the Swift River, and the Ware River (except the downtown segment.)

Nearly two-thirds of the land area in Ware is forested. Although agriculture is declining in Ware, there are still approximately 48 working farms here.

Residents enjoy the quiet serenity of these features while accessing many of the amenities they have to offer. We have open space, bodies of water, parks, town forests, and farms.

Ware is a central hub that attracts people from surrounding towns. Whether you are hiking, biking, fishing, kayaking or boating on our beautiful lakes and rivers, the beauty of the outdoors is here.

## Recreation & Open Space - Where We Play

Ware has several athletic fields and opportunities for many recreational activities, yet several areas of concern still need to be addressed. Most of the recreational facilities are overused and additional playing fields would relieve stress on the existing fields (i.e. allowing time for the grass to recover). With many sports groups in need of fields for practicing and playing games, and multiple sports played on some fields, scheduling field time is complicated. More fields are needed to accommodate everyone.

Primary recreational facilities: Grenville Park, Memorial Field, Kubinski Field, Reed Pool, Beauregard Playground, and the ball fields at the school campus. Old Pennybrook, the Church Street water tank field, the Ware River Greenway rail trail, the Pines, and Veterans Memorial Park supplement these.











Public access to hiking trails on town owned land as well as privately held lands that require public access for hiking and wildlife viewing is inadequate. Most parcels are inaccessible due to lack of maintained trails, lack of parking facilities, lack of signage to inform the public about the trails, and lack of trail markers.























Additional options are needed for passive forms of recreation such as hiking, walking, fishing, kayaking, etc. More trails and river access would allow greater participation for all ages. Development of the Ware River Greenway rail trail will provide passive recreation opportunities. It will also allow safe travel along the southern corridor of Rt. 32 (West Street/ Palmer Road) and nearby neighborhoods for walking to school or shopping at the Gibbs Crossing shopping center.



#### Transportation - How We Get Around

Ware was once a booming mill town whose residents could fulfill all of their needs locally. Today, most of Ware's employed population commutes out of town to work: and mostly in single occupancy vehicles (91% of commuters). Ware is proximate and well connected to neighboring cultural and employment centers via Route 9 and Route 32, which provide access to I-91 and I-90. This connectivity and location on the edge of two regions give Ware the potential to be a major transportation hub. However, limited public transit,



More than half of Ware's employed residents commute to another town to work, and 40% of these workers have a travel time greater than 30 minutes. 95% of Ware's workers use a private vehicle to get to work, a result of both our rural location and the lack of other options. Just over 3% use "other means", including bicycle and walking, to get to work, while less than .5% use public transit.





Ware's location between two public transit catchment areas has resulted in inadequate service to the town. It takes from 2 to 4 hours to reach major service, employment, and education centers located in Springfield, Northampton, Amherst, and Worcester via public transit. Question: On an average day, what is the overall feel of traffic that passes by your business?

88% say traffic is busy but good for business 81% feel traffic affects business *positively* 27% say too many cars, not enough pedestrians

**Traffic Responses** 

7% feel it's dangerous for everyone 7% wish it would slow down 0% have voiced their concern to the town

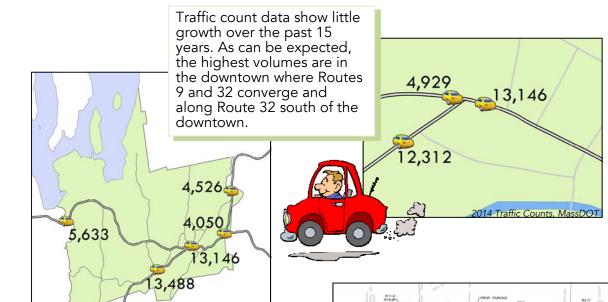
Question: How are public parking options on Main Street?

87% say never enough spaces to park
85% feel meters would be bad for business
55% say parking affects business negatively

Parking Responses Bottom 3

40% say people often park for well over an hour 33% feel customers enjoy the free parking 7% have voiced concern to the town

The majority of responses from business owners indicate that businesses enjoy the busy downtown traffic, but feel that parking is an issue, despite the fact that study data showed the parking space occupancy rate was an average of only 37%. Many business owners expressed that getting people out of their cars and on foot would be better for the downtown economy.



untapped collaboration with regional providers and neighboring towns is hindering Ware's carless population, resulting in long commutes for these workers.

Ware has the location, connectivity, and potential to function as a regional transportation hub but needs to collaborate more effectively with surrounding areas

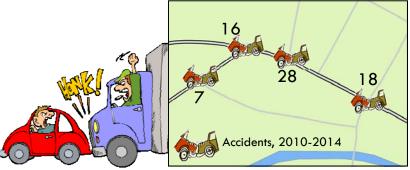
surrounding areas
in order to serve
a population that
is heavily
dependent on
commuting, and
to offer better
opportunities to
carless residents.

18 SOCIATULATOIT

18 SOCIATULA

Data on traffic accidents in the downtown show a total of 69 accidents between 2010 and 2014. Very few involved large trucks, and 75% resulted in no injuries. No injuries were reported as incapacitating, and there were no fatalities.

2014 Traffic Counts, MassDOT



**~** 

2020.

working to make

to Main Street, including new traffic

the addition of

bicycle lanes, and

pedestrian facilities.

expected to begin by

upgrades to the

sidewalks and

Construction is

major improvements

signals at the three

primary intersections,

#### Public Utilities - How We Are Served

Ware has a public water supply system that provides potable water to 2.368 residential, commercial, industrial, and municipal accounts. It also provides water for fire fighting to 402 hydrants. The system consists of 42 miles of water mains and 2 storage facilities. The water is drawn from 6 groundwater wells in two locations.

The water supply has a capacity of 2.5 million gallons per day, and in 2014 provided over 217.8 million gallons of water to its customers. There is a 1.3 million gallon per day surplus, thus quantity is not an issue of concern for the foreseeable future.



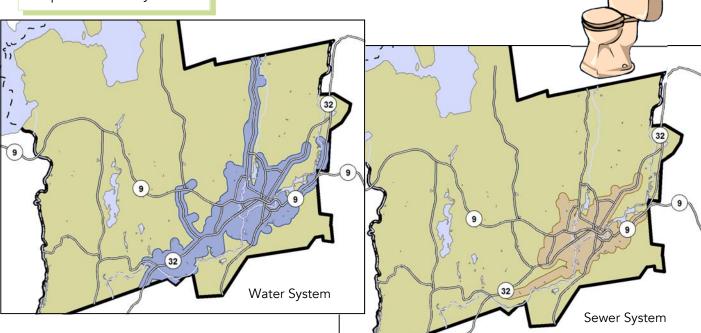
The Town began withdrawing water from the first well at Barnes Street in 1886. Gravel packed wells were added at Barnes Street in 1965 and 1978 and a gravel-packed well at Gilbertville Road was added to the system in 1999. Two wells at Barnes Street were replaced in 2015.

About 70% of Ware's population rely on the public water system, while no more than 60% rely on the public sewer system.



The primary concern today with the water system is the aging infrastructure and lack of funds to replace the oldest water lines, some of which date back to the late 1800s.

Over time the pipes become blocked with mineral deposits, reducing water pressure and quality to unacceptable levels.

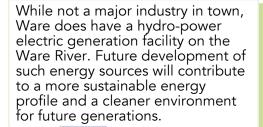


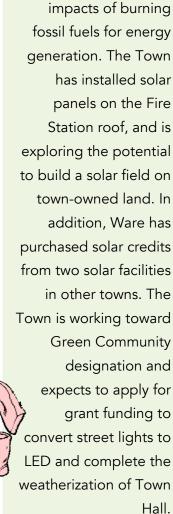
The public sewer system includes about 32 miles of pipes to collect and transport the wastewater from homes and businesses to the wastewater treatment plant on Robbins Road. Energy consumption is an issue at the wastewater treatment plant, given the aging, inefficient pumps.

In 2015, one of the major industries in town built a pre-treatment facility to remove materials from their wastewater before discharging it into the public sewer system. This has improved operations at the municipal plant. However, there are still upgrades that need to be done in order to continue to meet state and federal standards.



More than half of Ware's population depends on fuel oil to heat their homes, and 17% use electric heat. 15% use propane, and the remaining 10% use other sources such as wood, solar, geothermal, or coal. With no natural gas lines in town, that popular source is not available to residents or businesses.

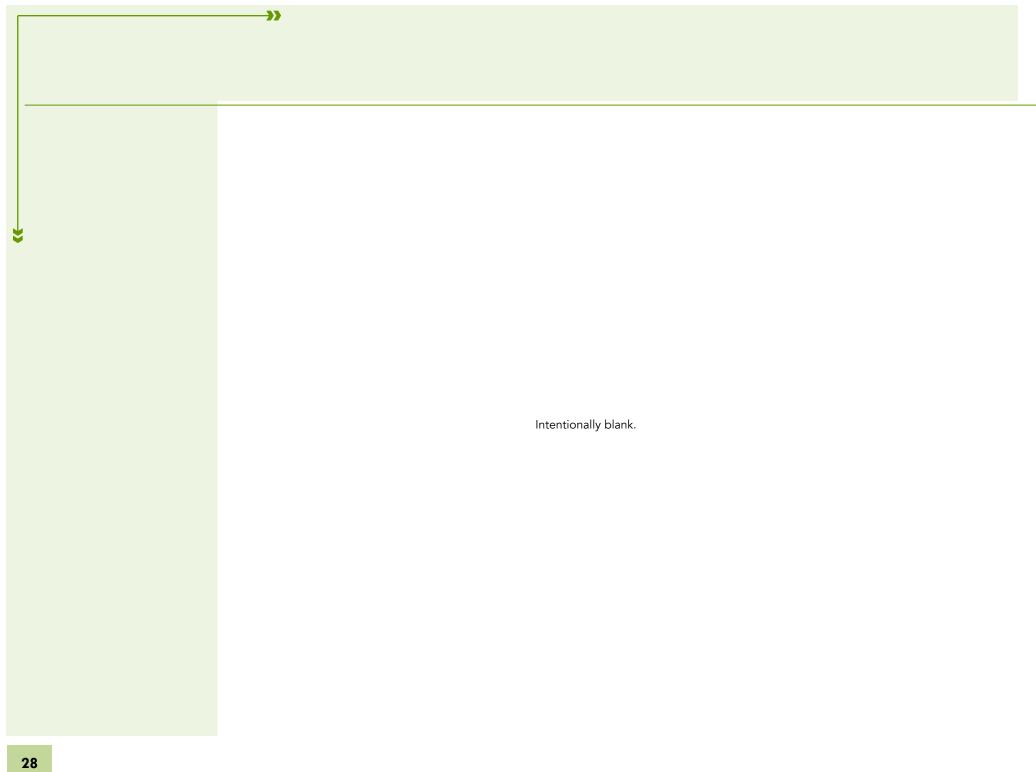




Ware is working to

reduce the negative





## Our Vision, Our Aspirations





Since beginning the master planning process in 2013, we have sought out the opinions of residents, business people, and visitors. In 2014, the consulting firm Arnett Muldrow & Associates assisted us with the development of a vision statement. They met with many people in the community to talk about the future of Ware. In combination with the input we had already received from our outreach efforts, the consulting firm wrote the vision statement seen on the next two pages.

"Vision" means the overall image in words that describes what the town wants to be and how it wants to look at some point in the future.

"Visioning" means the process by which a town, with the involvement of citizens, characterizes the future it wants, and plans how to achieve it.

"Vision Statement"

means the formal
expression of its vision
that depicts in words and
images what the town is
striving to become and
that serves as the starting
point for the creation and
implementation of the
local master plan.

From the American Planning Association, Growing Smart Legislative Guidebook, 2002 edition

#### Our Aspirations

Ware, Massachusetts is a vibrant and growing community where our citizens are proud of the town we call home. Our hometown is one where we meet at unique shops and businesses in our revitalized downtown, where a growing diverse economy is being cultivated, where we respect the land and enjoy unrivaled outdoor recreation opportunities, and where our government and its partners work together to provide efficient and up-to-date services for all of our citizens. We are committed to revitalize and improve our community.



#### Growing a positive self-image by promoting what makes Ware a special place. Ware is a destination for commerce, culture, and

Destination recreation, while providing an excellent quality of life for its citizens.

Ware is nestled amongst scenic hills, the Quabbin Reservoir, and the flowing waters of the Ware River.

Aspirations We are a community with high aspirations, where our citizens create positive change.

#### Focusing on reestablishing Main Street and the Millyard as the center of town.



Pleasant The Town coordinates with businesses to create a pleasant environment with a clean, attractive, and welllit streetscape.

Downtown becomes more diverse through enhanced Diverse marketing and business recruitment by stakeholders.

Downtown is more pedestrian friendly, with improved Walkable crosswalks, a rail trail, and an attractive streetscape.

#### Ware becomes more attractive for investment, whether it is the next large employer, independent businesses, or new residents.



Collaboration

The WB&CA becomes the conduit for property owners and the Town to work collaboratively to better utilize properties.

Infrastructure

Infrastructure improvements are made to our sewer lines, transit, streets, and sidewalks, and natural gas is added.

Investment

The Town proactively plans for new investment through guidelines, regulations, and readiness for grant funding.

#### The community focuses on creating a town where people gather for enjoyable and informative events.



Culture The community supports expanded educational opportunities that provide a broad cultural base including arts and music.

Education

The community coordinates with various partners to increase career opportunities, e.g. opening a college satellite campus.

Gatherings

Ware becomes more active with a variety of opportunities for healthier living and spaces for socializing.

#### The community takes advantage of its outdoor adventure opportunities by marketing its regional recreational assets.



Greenway

The rail trail grows to connect Hardwick to Palmer; Ware and its downtown become the hub of an active trail network.

Quabbin

Ware solidifies itself as the place where the Quabbin outdoor experience begins.

Activity

Ware becomes the destination for outdoor recreation, with many activities and outdoor-based businesses.

#### The citizens of Ware become more active and involved in the future of the community



Connected

Ware citizens increase engagement in civic functions, partnering with the Town government to improve our

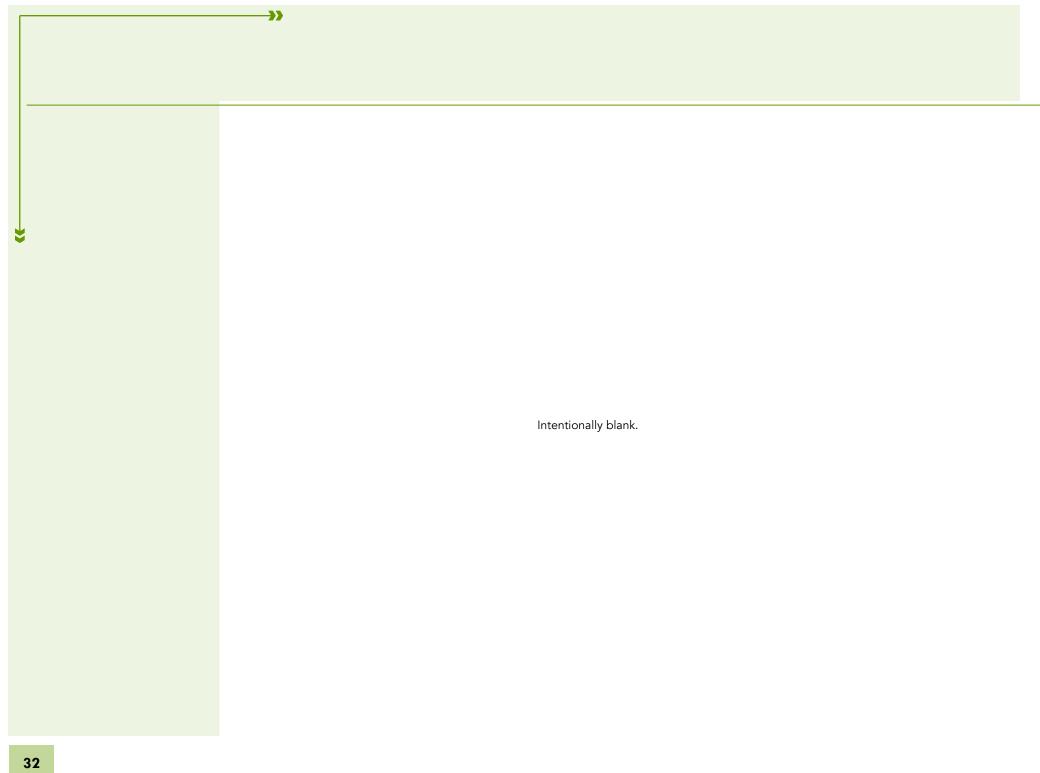
town.

Awareness

People are aware of our improving local assets such as safe streets, active bikeways, and connection to the

environment.

Ware builds community pride through the active involvement of the people of Ware.

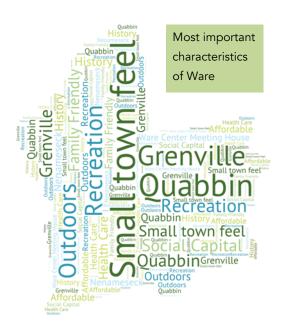


## Concerns and Issues



The success of a master plan - or any kind of plan - depends on the willingness of the people it impacts to implement the recommendations made in the plan. And that depends on how much the people agree with the plan. Thus, public outreach is done to provide a way for people to participate in the process of developing the recommendations, directly or indirectly. Public outreach also provides a way for the writers to educate people about the town - it's demographics, economy, and physical and natural resources.

Starting in 2012, the Master Plan Steering Committee embarked on a public outreach program to both educate and obtain input from people. The main themes we heard are illustrated in the two graphics below. The small town feel of Ware is the most important characteristic, followed by the outdoor recreation opportunities afforded by the Town and its location. When it comes to needs, downtown revitalization tops the list, followed by revitalization of the millyard, more bicycle facilities, and better choices for elderly housing. A thorough discussion of the public outreach program can be found in the Appendix.







#### Impacts of the Great Recession









The economic recession of 2007 - 2009 had a significant impact on the Town of Ware, not only from the immediate drop in home sales and prices, but in the lingering effects still being felt today. According to the National Bureau of Economic Research, this recession lasted from December 2007 until June of 2009. While more affluent communities saw huge drops in home sale prices, towns like Ware experienced modest decreases in prices, but they have yet to rebound to pre-recession levels. The average home price in 2006 was about \$165,000 in Ware, and today it is \$143,000. That said, with the low volume of sales, the average price is fairly volatile and quite dependent on what houses are sold in a given time period.

Compared to towns in the eastern part of Massachusetts, the real estate market remains somewhat depressed in Ware. This causes real estate tax revenues to remain somewhat depressed too. Unfortunately, expenses that the Town is responsible for are not remaining low, on the contrary they rise year after year. Town departments do as much as they can without compromising public safety to keep costs down, but with tax revenue not increasing at pre-recession rates, it is quite difficult for the Town to make ends meet.

Similarly, many households in Ware continue to have difficulty making ends meet. In 2000, 41.2% of the households with incomes at or below 80% of the area median income (i.e. low and moderate income) were cost burdened, meaning they had to pay more than 30% of their income on housing. In the 2014 American Community Survey, the Census Bureau reported that in Ware's Census Designated Place (roughly the greater downtown area; see map in the Appendix) there were 2,550 occupied housing units. Of the 879 households with a mortgage, 54.8% were cost burdened, while only 17.5% of the 554 households without a mortgage were cost burdened. Of the 1,048 households that rent their home, 56.0% were cost burdened.

Another lingering impact of the recession is seen in subdivisions, in a couple of different ways. First, sales of lots for new home construction is a reflection of the poor economy: only 20% of the new lots created in subdivisions since 2000 have been built on. One subdivision with 63 approved lots has yet to have the roads built or any utilities installed. Four other subdivisions have yet to be completed by the developers to the point where the road can be accepted by the Town as a public way. In recent years, the unfinished

roads have become so problematic that the Department of Public Works was forced to stop plowing unless repairs were made and the Board of Selectmen approved the plowing prior to the winter season. Without the repairs, both the road and the plows are subject to damage, and the Town cannot take on such liability. While clearly the responsibility of the developer to maintain and plow the roads within these unfinished subdivisions, often times towns prefer to plow such roads to ensure that public safety vehicles can get to any houses on them.

In Ware, of the four unfinished subdivisions (that have been started), one is particularly problematic and illustrates the difficulties faced by both the Town and the developer. Approved in 1995, this ten lot subdivision had the road partially built and five houses built before the recession hit. Needing the money from the sale of lots to maintain the road in reasonable condition, the developer fell further and further behind in maintenance and the road began to fail so significantly that the Town will no longer plow the road. Meanwhile, the remaining five lots cannot be sold without approval of the Planning Board as part of the subdivision review/approval/construction process, and the Board is unable to grant such approval until the road is repaired and at this point that is a major expense since a large portion of the road will need to be completely rebuilt. Fortunately this is the only subdivision with these serious issues, but it is difficult for all parties to deal with - the Town, the developer, and the homeowners already living there.

One way to look at how the town's economy has fared since before the recession is by examining the real estate tax levy. The Massachusetts Department of Revenue keeps records of the tax levy for every municipality and has annual reports online from FY2002 through FY2016 (fiscal year is July 1 to June 30).

Ware's tax rate declined between FY02 and FY08, and then when the recession hit it started to increase again. Roughly the same thing happened with the change in the residential tax levy during those years; while the total residential levy increased each year, the amount of that increase went down each year from FY04 to FY09. During the recession the change in the residential tax levy remained low, and in fact it continued to remain low until FY14. Similar trends can be seen in the tax levy in more affluent communities





Main Street looking west, 1886



Main Street looking west, 2013

in the eastern part of the state, but the data also shows a faster recovery and more robust growth than in Ware since the recession ended.

Ware's residential tax levy increased an average of 7% per year from FY02 to FY08, then increased only 2% during the recession (FY09-10), and since then has only increased an average of 3% per year. Since the recession ended, Ware has had a modest increase in the residential and bigger increase in the non-residential tax levy (commercial plus industrial).

The commercial sector in Ware continues to ebb and flow, with the loss of one retail establishment, a new one generally moves into the vacant space within a year. A brand new Cumberland Farms opened in 2015, and a fast-food restaurant is working to build a new restaurant in 2016. But despite the availability of commercial property (including vacant land, residential properties ripe for conversion to commercial, and existing vacant commercial buildings), and the relative ease of Ware's permitting processes, commercial growth is low.

Downtown Ware has continued to have difficulty attracting businesses, for a variety of reasons. One is the perceived lack of parking for employees and customers - the reality is there are enough spaces, but they are not distributed within the downtown area to provide ideal parking for every property. Another reason is the condition of the sidewalks and streetscape - while not the worst, the general feel of the downtown is not the best either. The community is working to address these issues, and over the next few years significant improvements should be seen. Another, perhaps the most important reason is the condition of the buildings downtown. Most are old, the buildings were constructed between 1850 and 1986, and 21 of the 27 properties were built prior to 1940. Partly due to the economic decline stemming from the textile mills closing, property owners of the buildings on Main Street were unable to update their buildings to keep up with buildings are in a situation where if the owner

desires to make some upgrades, based on the current building code they are required to make significant improvements to bring the structure up to code for energy, life safety, and accessibility. More often than not, the required improvements cost far more than the property will be worth after the improvements are made. There are very few owners that can afford to be "underwater" on their holdings.

Because of this, Ware is now seeing an increase in vacant properties, and the ramifications of not making improvements to structures hit home recently with the loss of a building in the heart of downtown to fire, most likely caused by old wiring and general lack of maintenance. While there were no fatalities, six apartments and three retail spaces were lost. This building is located next to one which suffered a collapsed roof several years ago; that building remains vacant although it has recently been sold and there is a possibility the new owner will renovate at least the two lower floors of the three story building.

The reduction in the height of buildings has been a long time trend in Ware; as the upper floors of multi story buildings were damaged by fire or other causes, owners usually opted to remove the upper floor and leave one or two story buildings in place. This lowering of the buildings, coupled with the wide Main Street, has contributed to the loss of vibrancy - instead of an intimate and friendly atmosphere with a lot of pedestrian and shopper activity, the feeling one gets walking down Main Street is more akin to a strip shopping center, where the automobile dominates the scene. But Ware's Main Street doesn't need to continue this way - there is a lot of opportunity for a brighter future.

There are many reasons for this slow growth post-recession, and a full discussion of them is beyond the scope of this master plan. Some fairly obvious reasons include the location of Ware in the region in relation to infrastructure that is desired by the commercial and especially industrial sectors. Without ready access to an interstate highway, and without natural gas which has become the fuel of choice for many industrial operations (although



Main Street looking west, circa 1920s



Main Street looking west, 2011



Main Street looking east, 2011







These photographs illustrate some of the challenges in Ware's downtown: vacant lots which leave holes in the streetscape, chronically vacant buildings, and uninhabitable buildings.

like all fossil fuels that is not necessarily a sustainable fuel), and without an obvious skilled labor pool nor the housing choices and community amenities many firms are now looking for in the towns they choose to locate in, Ware is at a disadvantage in attracting new non-residential growth.

Nevertheless, Ware was the chosen location for a new industrial business that will create around 70 new jobs over the next few years; this business is located in the Millyard and will manufacture absorbent disposable products for the medical industry.

Ware needs a strong downtown economic development group. Downtown and the Millyard have issues and problems that are not shared by other commercial or industrial areas of the town, and needs a group dedicated to working with property and business owners to successfully address those issues. Most important among them is financial assistance to upgrade buildings to today's codes and today's technologies. Entrepreneurs look for clean, safe, and modern spaces located in communities with a lot of activity nearby. If Ware desires to attract new businesses, significant change needs to happen in both the public and private sectors.

In 2015 progress was made toward forming a stronger partnership between the Town, the Ware Business & Civic Association, and the Quaboag Valley Community Development Corporation. Progress is being made on several projects, spearheaded by the WB&CA. Among them is the opening in 2016 of the Quaboag Region Workforce Training and Community College Center in downtown Ware. In addition to providing better access to higher education for students in the region, it provides workforce training opportunities which will benefit the areas employers, many of whom have difficulty finding and keeping employees with the skills they need. The Center also creates an opportunity to attract new business entrepreneurs to downtown Ware.

Ware also has an opportunity to establish a creative economy in the downtown and the millyard, building off the success of Workshop 13. Again, the physical spaces need to be accommodating for such enterprises. Artists who are priced out of more established creative economy communities could find a comfortable home here and help our town at the same time.

Even with the efforts made to date, there is still the lack of a cohesive and easy to picture vision of Ware's downtown and millyard in the future. Many communities have found greater success at attracting new investments in their struggling areas when they have a graphic depiction of what they are looking for. In Ware, we already have the vision, the branding work, and the business development work done in 2015 by Arnett Muldrow & Associates, but we do not have a literal picture of what we would like to see the downtown and millyard actually be in 20 years. Such a picture can be produced by a consulting firm which would come in to work with the community and, taking the information from the Arnett Muldrow work as well as direct input from townspeople, would literally draw pictures of what the area could look like when fully revitalized. Using that image (or images), a small poster would be produced that could be given to property owners, real estate brokers, investors, and developers. When presented with such a clear and concise vision of what we are seeking, these people understand the community is vested in the area and will be supportive of efforts and investments.

Similarly, the Route 32 corridor from Ware's downtown to the Palmer line has been the subject of at least two in-depth studies, neither of which have presented a clear, concise vision of what the community desires for the future land use patterns along that corridor. It is currently a mix of residential and commercial development, and it's future is currently driven by zoning. In 2012 when the town was working on the Zoning Bylaw rewrite, it was decided to maintain existing zoning districts for the most part, and to revisit the districts after such planning was completed. An in-depth planning process with a high level of public participation is needed to again provide a clear visual picture presented in easy to read and easy to distribute format that owners, investors, and developers can use to understand what will "fit" in our town.

Another impact on the potential for economic development in Ware is access to stable high speed internet, at speeds suitable for the advanced technologies being employed by businesses and industries to be competitive in tomorrow's economy. While (traditional) cable access is available in most parts of Ware, fiber optic cable is not. Efforts should be made to work with service providers and businesses to ensure the infrastructure is in place to allow Ware's businesses to have access to stable high speed internet service.













In order for all of these initiatives to be accomplished, in addition to attracting new businesses and retaining those already here, the town should be proactive and in order to do that, there is a need for a town employee dedicated to such work. If the town were to create a position for an economic development director, these types of projects could be completed in a timeframe that would allow the goals of this master plan - the vision of the community - to be attained much faster than if the town continues to depend on the limited staff currently expected to do such work. In addition, the town should consider creating a position for a grant writer to prepare grant applications for all departments, to help fund the many needs the town has. Such positions typically bring in far more money than the positions cost the town. For example, a grant writer who successfully obtains several grants a year can easily bring in several times their salary and benefits. While it often takes longer for a community to garner the benefits from an economic development professional, without such a person on staff, reaching the same result will either be impossible or at best will take much longer to happen. The result of having both a full time planner and a full time economic development professional on staff in Ware would likely be progress made on the revitalization of both the downtown and the millyard. The town must recognize that a single person acting as the planner, community development administrator, and economic development professional is not going to result in the achievement of the town's goals in a timeframe that most would consider reasonable.

On the residential side of the equation, the most likely reasons for slow growth since the end of the recession include an abundance of homes on the market - for example, in March 2016 there were over 160 homes on the market, 105 of which were listed for less than \$150,000 - and slow growth in employment in the areas outside of Ware that are easily reachable for commuters. Few new homes are being built, and as discussed earlier, no new subdivisions have been proposed since before the recession hit.

It is against this backdrop that Ware continues working to improve it's future.

# New Challenges

As in any community, new challenges arise as the world around us changes. This section discusses several challenges that Ware did not face when earlier plans were prepared: questions on the longevity of the hospital, the changing public health scene, the adverse impacts of the motor sports track in Palmer, and how to handle affordable housing. These will be discussed in turn below.

Mary Lane hospital opened in Ware in 1909 and joined the Baystate Health system in 1999. The hospital changed its name to Baystate Mary Lane in 2006. In 2015 the hospital had 31 beds for in-patient care, and offered outpatient care, emergency, medical, surgical, and pediatric services to the region. The hospital ended their obstetrics services in 2010. Baystate Health acquired Wing Memorial Hospital in Palmer, ten miles to the south, in 2014, and in 2015 they announced plans to end in-patient services at Baystate Mary Lane Hospital. In addition, the emergency services department at Baystate Wing is undergoing a major renovation and there is a possibility that the emergency department at Baystate Mary Lane will be shuttered when those renovations are completed. Early in 2016, a group of concerned citizens formed the Keep Care Local At Mary Lane Hospital Coalition and are working hard to get Baystate Health to answer questions about the future of the campus in Ware and to address the concerns of residents not only in Ware but in nearby communities that depend on Baystate Mary Lane for many of their medical services, especially emergency services. This is a public health and public safety issue for the region, as well as an economic development issue for Ware, as the potential for the hospital campus to be vacated has crossed the minds of many in the area. It has been suggested that some medical services may remain in Ware, including doctors offices, laboratories, and the like, and that new services might be added, including addiction recovery services, mental health services, and adult day care services. As of this writing, nothing is known about the long term future of Baystate Mary Lane, which leaves the community apprehensive, and rightly so.

Perhaps related to the changing situation at Baystate Mary Lane Hospital, the opiate addiction crisis the country is experiencing is a real problem here in Ware. In addition, the needs of many people in the community for mental health services is real. Both of these are national and societal issues, and Ware cannot solve these problems alone. However, there are steps that can be taken on a local level. The community











needs to identify initiatives and work on them. There is a strong social services network in Ware which can be most helpful in doing this, and they are taking the lead in a significant way. But the community cannot expect them to tackle the problems alone, especially with the limited funding they have available to them. As the saying goes, it takes a village... The same is true with these important issues that seem so much larger than our small community can deal with, but truthfully, every community across the country needs to start dealing with these issues or our society will not see improvement - people will continue to become addicted to lethal substances and deaths will continue to occur; those with mental health problems will continue to struggle to find their niche in society and lead productive lives. These issues impact public health and public safety for the community at large, not just for the families living in the midst of it.





The third challenge facing Ware that was not in the picture the last time the town prepared a master plan is the motor sports track located on Whiskey Hill just over the town line in Palmer. The facility was permitted by Palmer in 2007 but not constructed until 2014, and operations began in 2015. According to the track's website, there are over 100 events planned between April and October in 2016. In accordance with the permits issued by the Palmer Planning Board, there can be no more than ten weekends with "high sound" events, and there can be no more than 1,000 attendees at any event and no more than 40 vehicles on the track at one time. In addition, the permit states this facility is to be operated as a private club and cannot be open to the general public without issuance of a new special permit (which has not been applied for nor issued). The permit also addresses noise through noise studies and potential mitigation to be imposed by the Palmer Planning Board. However, the track has created much controversy in Ware and Warren, the two towns bearing much of the impact of the facility.

Initially, residents close to the track feared they would lose all value in their homes due to the noise generated by the track. Once in operation, some found the noise levels to be acceptable, while residents in certain areas in Ware found the noise to be much louder than they had expected. The reality of the way sound carries in this area means that there are pockets in a much larger area than was studied for noise impacts during the permitting process that are being impacted during the louder events at the track. Whether any noise mitigation imposed by the Palmer Planning Board will alleviate those issues remains an open question.

Other potential impacts that were considered during the construction of the facility have not created significant problems in Ware, such as traffic - whatever traffic is coming through town is light enough to go unnoticed. The track has had a record of creating environmental impacts which the MA Department of Environmental Protection has been addressing; to date no land in Ware is known to have been affected.

Ware needs to start considering the potential benefits to the community, in regards to attracting the track patrons to our town to shop, eat in our restaurants, and - if accommodations are built - to stay overnight. As it stands, there are not many such opportunities for visitors to this area, regardless of whether they are visiting the motor sports track or other attractions in the area. In addition, if the noise generated at the track continues to be a problem for Ware residents, the town should address the problems with the Palmer Planning Board and with the state. The Palmer Planning Board is addressing the noise issues at the track for the 2016 season.

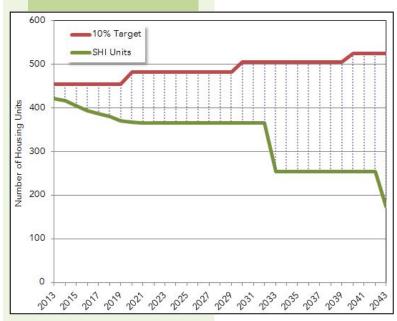
The fourth major challenge facing Ware is the availability of affordable housing. While the market rate rents in Ware are generally quite low and affordable to people of moderate incomes, the vast majority of these units are not <u>restricted</u> to low-moderate income households. Mass. General Laws include provisions regarding affordable housing, chapter 40B. In a nutshell, this law allows developers to build at higher densities and with smaller lots than allowed in a local zoning bylaw provided they include at least 25 percent of the units restricted for households of low-moderate income. However, this is only available in municipalities that have less than ten percent of their year round housing stock restricted for low-moderate income households. As detailed in the appendix and mentioned in Chapter 2 of this plan, Ware is below this threshold. The Mass. Department of Housing and Community Development (DHCD) maintains a list (called



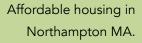
Affordable Housing: This graph shows the gap between the number of income-restricted housing units needed (red line) and what is projected to be provided (green line), based on current expiration dates and without new units being restricted.

the Subsidized Housing Index, or SHI) of the units which have rent or price restrictions on them in each municipality in the state; these are counted toward the ten percent threshold. Units with no deed restriction or which do not meet other criteria for inclusion on this list have no bearing on the ability of developers to use this law to construct housing developments in town, regardless of how low the rents are on the unrestricted units in the town.

In 2015, Ware had just under the required number of units to meet the ten percent threshold. Moreover, the number of units that qualify for inclusion on the SHI in Ware is diminishing each year. In the past, DHCD



allowed units that were rehabilitated under grant programs that benefited low to moderate income clients to be counted on the SHI. That is no longer the case, and as of 2020 Ware will no longer have any such units left on the list. In addition, the restrictions on two major housing developments in town with income restricted units will expire in 2033 and 2043. As the graph on this page clearly illustrates, unless new affordable units are created in Ware, the town will continue to have a growing deficit in the number of restricted units needed. One way to accomplish the goal is for developers to propose "chapter 40B" developments, which the Town would have limited control over. A better way is to plan ahead to increase the supply of such housing.





# **Opportunities**

Several opportunities for the Town to be proactive in land use and future economic development initiatives have arisen over the last decade or so. In some cases it may be too late for Town action, but in others if the townspeople are in favor of the initiative then the municipality should take steps to bring it to fruition.

The first of these is also the oldest: the future of the old South Street School. Built in 1901 as a school, it was renovated in 1951 and continued to be used as a school until the early 1970s. It was converted for use as the district courthouse which occupied the building from 1985 until 2005. Once the courthouse moved out, the building was left vacant and due to the high cost of maintaining utilities (including heat) has been left in a state of abandonment ever since. As with any building, it has deteriorated over the years and cost estimates to renovate it are well over \$5 million. Future use of this property will have a significant impact on the town in regards to land use, economic development, and potentially housing.

Over the past two years, the Town has taken steps to dispose of the property, but to date all offers to purchase it have been rejected by the Board of Selectmen or have been withdrawn. These include a proposal to convert the existing building and construct an addition for housing for low to moderate income families, a proposal to convert it into temporary housing for members of the Sports Car Club of America while they are in the area to use the Palmer Motorsports Park on Whiskey Hill, and a proposal to convert it into a single family residence.

In addition to these recent attempts to sell the property, there has been an ongoing debate regarding whether the Town should renovate the building for use as the municipal offices. There are pros and cons on both sides of this continuing debate, including key issues such as new uses for the existing Town Hall, moving a central part of the community out of the downtown, and the availability of parking at the former school. The bottom line, however, is the lack of funding to renovate either building. Since the community is divided on what the school property should be used for, it is understandably difficult for any Board of Selectmen to make a decision on what to do with the property. Added to this is the current situation with neighboring Baystate Mary Lane Hospital, which has caused serious concerns about its longevity.



D. Ouimette



The town should approach the potential changes at Mary Lane with the presence of the former school in mind, and should explore ways the two properties could be either combined into a larger campus for either an institutional or corporate use, or how the former school property could be occupied with a use that is symbiotic with the neighboring medical facilities. It is time to think outside the box - if Baystate were to pull out of Ware, could a specialty medical center be attracted, such as a cancer care center? The former school



This aerial image shows the proximity of the South Street School property to Baystate Mary Lane Hospital, and illustrates the importance of considering the future uses of both properties together.

Aerial image from MassGIS, 2014

could be converted into temporary housing for families of patients, and perhaps even with some low level of medical care where patients could live in close proximity to but not inside the hospital itself. While this may seem a wild idea, it takes such creative thinking to tackle this ongoing problem. With the lack of housing options for seniors in this area, another potential use for the former school - and perhaps the hospital campus too - is for senior housing. If both properties were utilized for this, a complete continuum of housing and care options could be made available for the development's residents. Another idea is to convert both properties into a corporate headquarters, perhaps for a company that values the small town atmosphere

and the presence of many outdoor recreation opportunities that is neither too close to nor too far from major metropolitan centers. And yet another idea is to demolish the former school and create a new recreational facility or park for the townspeople to enjoy.

The current uncertainty of the future of Mary Lane is an opportunity for the Town of Ware to engage in dialog with Baystate Health to ensure a positive use of the two properties, regardless of whether Baystate Health continues to own and operate a medical facility in Ware. Should Baystate commit to continuing Mary Lane as one of their facilities for the next ten or twenty years, then the Town should continue efforts to dispose of the former school. The Ware Board of Selectmen need to rely on the Zoning Bylaw in regard to protecting the neighborhood from incompatible uses on that property, and they should accept responsive

and qualified offers to purchase it. Virtually every proposal will meet with some objection from the community, but if every offer is rejected then the property will continue to sit abandoned and will continue to deteriorate. The cost of rehabilitation of the building is already very high and the financial feasibility of redeveloping it will continue to decrease, lowering the chances it will be redeveloped.

Finally, the most productive way to proceed at this time is to 1) engage in frank discussions with the upper management of Baystate Health to ascertain their commitment to remaining at the Ware campus, and 2) engage the citizens of Ware in a frank discussion of what they would like to see done with the property. Such discussions must include the reality checks - the cost of rehabilitation, issues related to vacating Town Hall, and compatibility issues with the neighborhood. Without these discussions and a consensus of the townspeople, any proposed use of the property will continue to be met with objections that the Selectmen may find difficult to overcome.

On the flip side of selling unused and unneeded real estate, the Town should be proactive in real estate acquisitions that would benefit the community in multiple ways. For example, the multi-family house adjacent to Town Hall on West Street has recently been offered to the Town, with the idea that the structure could be demolished and the area made into a parking lot to supplement the meager parking at the Town Hall. Unfortunately, as with the South Street School, there are no funds available for such a project, no matter how sensible the idea is. That said, the Town could be more proactive in seeking funding sources for such

projects. Every community has made real estate decisions that they later come to regret, but without a readily available source of funds, such situations are inevitable. Nevertheless, communities across the state have come up with creative ways to accomplish their goals. Ware needs to look at such opportunities from a long range strategic point of view, with an eye toward implementing the goals of this plan which reflect the direction the community wishes to take. Often there are creative solutions to what seem to be insurmountable problems, and at the very least the Town should engage in serious discussions with the proponents of such ideas.

This aerial image shows the Town Hall and abutting "blue house" property.



Aerial image from MassGIS, 2014

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Another opportunity the Town should pursue more aggressively than it has is the installation of a solar power generation facility on the capped landfills in town. While there are concerns regarding the impact of

wrenthamtimes.com

Solar facility on landfill in Norfolk MA

such facilities on the cap, the technology and construction techniques have evolved at this point to ensure the cap will remain intact. While Ware has an agreement to utilize power from a solar facility in another town, there is opportunity for the community to provide space for additional generation. Given the impacts on the climate and environment from the burning of fossil fuels, every community has the responsibility to contribute to the solutions, one of which is alternative sources of energy. Landfills offer an underutilized asset in that they can house solar power generation facilities with little impact to the earth. In addition to Ware contributing to these global efforts, there is opportunity for revenue generation from otherwise untaxed property.

Another opportunity the Town has is to provide incentives for people to use the Flexible Residential Open Space Development (FROSD) provisions in the zoning bylaw in place of standard large-lot subdivisions. By adding density bonus incentives, developers could gain enough on the profit end of the calculation to provide some kind of public benefit to the town. For example, offering up to ten percent more units in a subdivision that provided (for instance) 70 percent of the total acreage of the tract as common open space



100 acre wooded site with field, stream, and trail before development



Two-acre zoning; conventional subdivision (34 lots, no preservation)



Natural Resource Protection Zoning (14 lots, >75% preservation)

which could be used for agriculture, recreation, community gardens for the residents, or other public benefit, or by providing ten percent of the units as deed restricted for low to moderate income households, or other similar benefits to the overall community. By encouraging use of this cluster development tool, Ware's housing stock could be further diversified. Cluster

developments could be built to address some of the needs cited by residents, including new small houses on small lots, desirable for an aging population. Such developments can also be age-restricted and homeowner associations can handle all of the outdoor maintenance - landscape care, snow removal, etc. Cluster housing developments are also sought after by young families wishing to avoid the isolation that large homes on large lots often bring; many such families prefer the pedestrian scale and sense of community that these more compact developments offer. Finally, more people are moving toward a simpler lifestyle with fewer material possessions and consequently are seeking smaller houses which are easier and less expensive to heat and to maintain. While Ware has a good supply of such houses in the older neighborhoods, there are none that are new - none that meet today's more stringent codes for energy efficiency, electrical, plumbing, safety, and structural issues. We have often heard that people are seeking this type of housing, particularly residents nearing retirement who want to remain in their own home but know they will not be able to maintain and repair their aging homes on a retirement income.

Another opportunity the Town has is to place permanent protections on many of the 28 parcels (comprising



Aerial image from MassGIS, 2014

a total of just under 300 acres) the Town already owns that do not have such protections and thus are subject to future uses or sale that are not intended by the community. Such parcels include the "Old Pennybrook" site, the school campus, and the Banas Farm, among others. Many of the sites would be excellent recreational areas, and serious consideration should be given to establishing permanent protections for these lands. This can be done by a Town Meeting vote to place a deed restriction on the property. In some situations a conservation restriction may be appropriate, but in many cases that would not be so. Also, in some cases, e.g. the Old Pennybrook site, there may be opportunity to sell a few of the road frontage parcels to individuals for home construction to help fund improvements to the remainder of the site for recreational facilities.







Old Pennybrook Soccer Field



A master plan is all about what a community can do to improve itself for its people both now and in the future. This section of the master plan lists the recommended actions the community can take to move toward the vision and aspirations. Some of the following recommendations will be easy and inexpensive to implement, while others will be difficult to accomplish for a variety of reasons. All of these actions should be undertaken within the next fifteen years to help Ware achieve its vision for a prosperous, healthy, and friendly community for generations to come.

Recommended Action	Responsible Party <sup>1</sup>	Cost	Priority <sup>1</sup>	Aspiration Category
Amend the zoning and subdivision regulations to encourage a greater diversity in housing types (e.g. housing to better serve the needs of young professionals, young families, and older residents).	PCDD	Low	High	Prosperity
Amend the Flexible Residential Open Space Development zoning regulations to encourage more sustainable designs in new housing developments.	PCDD	Low	High	Prosperity
Investigate the potential for developing affordable housing for the elderly on Town owned land.	TM, PCDD	Low	Low	
Investigate the feasibility of partnering with non-governmental entities to create affordable housing to increase the supply of incomerestricted units, to increase Ware's Subsidized Housing Index.	PCDD	Low	Low/ Opportunistic	
Design and implement a Transfer of Development Rights program to protect important resource areas such as farmland while allowing housing at appropriate densities in areas of town with adequate infrastructure to support it.	PCDD	Low	Medium	Prosperity

Housing



1. See Key on page 55.











# Land Use & Economic Development

Recommended Action	Responsible Party	Cost	Priority	Aspiration Category
Implement the recently designed wayfinding system to help people navigate to and within the downtown, including parking areas and various places of interest, and to learn about upcoming events and activities.	DPW, PCDD	Moderate	High	Downtown Vibrant Adventure Engaged
Support the Ware Business & Civic Association (WB&CA) in its function as a formal economic development organization to advance downtown revitalization.	PCDD, DPW, TM	Low to Moderate	High	Downtown Prosperity
Proactively plan for new investment through guidelines for the restoration of historic structures.	НС	Low	Low	Prosperity
Coordinate with the WB&CA and downtown businesses to create a pleasant environment with a clean, attractive, and well-lit streetscape.	DPW, PCDD	Moderate	High	Downtown Prosperity
Coordinate with the WB&CA and the Quaboag Valley Community Development Corporation (QVCDC) to enhance marketing and business recruitment to expand diversity.	PCDD, TM	Low	High	Downtown Prosperity
Create an ombudsman type position in town government to assist applicants in navigating the various permitting processes within local government.	ТМ	Low to Moderate	High	
Improve the pedestrian experience with improved crosswalks, an attractive and functional streetscape, and the completion of the rail trail.	DPW, PCDD, OSC	Moderate to High	High	Downtown Adventure
Collaborate with the WB&CA and property owners to improve utilization of existing non-residential space.	TM, PCDD	Low	High	Downtown Prosperity
Encourage businesses selling goods or services related to outdoor sports and activities to locate in Ware.	TM, PCDD, WB&CA	Low	Medium	Adventure



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Recommended Action	Responsible Party	Cost	Priority	Aspiration Category
Create and implement a tourism plan which identifies recreational, natural, cultural, and historic resources of the town and includes marketing materials and techniques to increase tourism.	PCDD, HC, PRD	Low	High	Vibrant Adventure
Investigate the potential for protection of strategic parcels for recreation, waterfront access, scenic views, and open space; acquire such lands or easements when feasible.	PCDD, PRD	Low	Medium/ Opportunistic	
Improve both passive and active recreational opportunities as recommended in the Open Space & Recreation Plan, develop and implement an outreach and signage program to inform the public of such opportunities, and include non-sports youth activities in the overall recreation/activity program.	PRD, PCDD	Low to Moderate	Medium	Vibrant Adventure Engaged
Complete the rail trail to connect Hardwick to Palmer, with Ware's downtown becoming the hub of an active trail network.	OSC	High	High	Downtown Adventure
Market Ware as the primary location where visitors to the Quabbin should begin their outdoor experience .	WB&CA	Low	High	Adventure
Improve facilities to increase passive outdoor recreation including but not limited to hiking, bicycling, fishing, canoeing, and kayaking.	PRD	Low	Medium	Adventure Engaged











Natural, Cultural, & Recreational Resources

Ware Master Plan - 2016







Recommended Action	Responsible Party	Cost	Priority	Aspiration Category
Provide alternative ways for citizens to participate in local government using new techniques and technologies and by providing the educational materials necessary for citizens to understand how local government works and how they can effectuate change.	TM, SD	Low	Medium	Prosperity Engaged
Design and implement extensions to the water and sewer infrastructure to allow higher density development.	TM, DPW	High	High	Prosperity
Expand access to the public sewage treatment system, especially in areas in close proximity to sewer trunk lines.	TM, DPW, BOH	High	High	Prosperity
Upgrade the wastewater treatment plant to ensure compliance with environmental regulations.	DPW	High	High	Prosperity
Update old water and sewer lines.	DPW	High	High	Prosperity
Modernize the water treatment plant.	DPW	High	High	
Repair or reconstruct streets and sidewalks.	DPW	High	High	Downtown Prosperity
Collaborate with transit providers in the greater region to enhance availability in Ware.	TM	Low	Medium/ Opportunistic	
Investigate and collaborate with utility companies to extend natural gas into Ware.	TM	Low	Medium	Prosperity
Work with service providers to increase access to broadband internet throughout the town and especially for industries and businesses.	TM, WB&CA	Moderate	High	Prosperity
Prepare plans and preliminary designs to ensure readiness for grant funding for infrastructure improvements.	TM, DPW, PCDD	Moderate	Medium/ Opportunistic	Prosperity
Collaborate with the library, schools, and other organizations to provide a broad cultural base including arts and music.	TM, SD, YMLA	Moderate	Medium/ Opportunistic	Vibrant

Recommended Action	Responsible Party	Cost	Priority	Aspiration Category
Coordinate with various partners to ensure the new Quaboag Region Workforce Training and Community College Center remains in Ware.	SD, TM, QVCDC, WB&CA	Moderate	High	Vibrant
Provide new gathering places and spaces (indoor and outdoor) to accommodate activities and opportunities for people to socialize.	PRD	Low to Moderate	Low	Vibrant
Provide land for community gardens and space for an enhanced farmer's market to increase access to opportunities for healthier eating and living habits.	PRD, BOH, WB&CA	Low	Low	Vibrant Engaged
Improve public outreach to ensure Ware residents are aware of our improving local assets such as safe streets, active bikeways, and a stronger connection to the natural environment.	TM, SD	Low	High	Engaged





### Responsible Party:

BOH = Board of Health DPW = Dept of Public Works HC = Historic Commission

OSC = Open Space Committee

PCDD = Planning & Community Development Dept

QVCDC = Quaboag Valley Community Development Corp

PRD = Parks & Recreation Dept

SD = School Dept

TM = Town Manager

WB&CA = Ware Business & Civic Assoc.

YMLA = Young Men's Library Assoc.

### Priority:

High is 2016 to 2021 Medium is 2022 - 2030 Low is 2031 and beyond

Opportunistic is when an opportunity arises









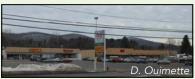


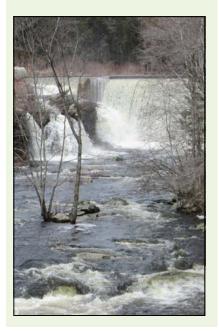


Ware Master Plan - 2016

## A Foundation for the Future







One question that people may ask is what will the town look like in 20 years... what will the land use pattern be? How different will it be from what we see today? In order to answer that question, we need to estimate how much growth is likely to occur, based on the regional and wider economy and needs as well as on the potential need of current residents and businesses. People and businesses are constantly moving in and out of Ware, babies are born and elderly people die - the population is not stagnant and neither is the local business profile.

Based on these factors, the issues raised in the previous chapter, and what has occurred over the past several decades, it is not expected that Ware will experience a significant increase in growth over the next five, ten, or even fifteen years. However, along with the potential for growth comes the need to plan for it in such a way that enables the town to manage it to prevent undesired consequences.

As is true for many towns, Ware's zoning map has been serving as a de-facto future land use map for many years. Previous plans have presented maps depicting what could occur in regards to residential, commercial, and industrial development, but none of those maps has proven particularly accurate in its predictions. The one exception is that all previous plans showed more commercial growth along the Route 32 corridor between downtown and the Palmer town line.

For this master plan, a perhaps more realistic approach has been taken toward creating a future land use map than simply expanding zoning districts. Using the existing land use patterns, existing zoning districts, existing infrastructure, and land development constraints (topography, significant natural areas such as wetlands and stream systems), the Future Land Use map was developed. The first step in this process was to identify the area where municipal sewage collection and treatment would be available - generally this was determined to be an expansion of the current system boundaries. The second step was to identify areas of significant land development constraints, which were considered as barriers which would not be crossed. For example, if there was a major wetland area, the "growth boundary" would not cross it. The reasoning for this was to protect the natural areas from further pressures of human use and development. Existing land use

patterns and topography were also considered in determining where the boundaries for each development category were drawn.

The result is a map of Ware that shows a fair representation of where the growth in town should occur over the next two or three decades, absent unforeseen changes in the world as we know it today. While the town should periodically update the master plan, this map depicts the land use pattern as it should occur for a longer period of time. The town should not change course significantly every ten years or so, and this Future Land Use map should be seen as setting a foundation upon which to grow.

The future land use map on page 61 shows the downtown at 75 acres, less than one-half a percent of the total area of the town. In order for the downtown to be sustainable, it must be kept small enough to allow a person to easily walk from one end to the other. While people may be used to driving in their car to get from place to place, successful downtowns depend very heavily on pedestrian traffic, and if Ware does not maintain a compact downtown area, it will be difficult to create and maintain a sustainable and successful downtown.

The commercial/industrial area, which as in previous plans is primarily along the Route 32 corridor through town, has 1,008 acres, just under four percent of the town. This area is and will continue to be autodependent, but caution must be exercised to ensure the corridor does not become one long strip of pavement with stores and parking lots and more cars than the road can handle. Thoughtfully crafted design guidelines would help ensure a more attractive and ecologically sound environment. Yet with substantial residential pockets within the corridor, and no consensus on the future of the corridor, the Master Plan Steering Committee strongly recommends that a "neighborhood plan" be completed - one that focuses on future land use and design, and most importantly on what the people in Ware desire for the future of this important corridor. Such a study must include a strong public participation component, with participants helping to design the future - both location of various land uses and the concept of what they will look like. Those will serve as a basis for new zoning and design guidelines.























The residential area shown comprises a bit over fourteen percent of the town, and includes areas that are currently undeveloped or which have mostly larger lots. These residential areas are where it is most sensible to encourage moderate and higher density residential development (i.e. single family homes on smaller lots, townhomes, and multi-family homes), as they are most likely to be connected to the municipal sewer and water systems. This includes the area around and to the northwest of Beaver Lake. Currently that area is dependent on on-site sewage disposal systems (septic systems and tight-tanks), but as residential development in the area continues to increase and more seasonal homes around the lake are converted to year round residences, it is probably only a matter of time before that area will need to either connect to the municipal sewage system or build a separate system somewhere near Beaver Lake. It is thought that the latter will be cost prohibitive and that despite the high cost to extend the sewer system out to Beaver Lake, that is more likely to occur.

The area to the northwest of Beaver Lake has been included in the residential category since the Quabbin Sunrise Co-Op (manufactured home park) is located there, and while they have a relatively new community on-site sewage disposal system, at some point in the future they will likely need to either replace it or connect to the sewer system. Just south of the Co-Op there is a large tract of land that has been approved for a subdivision with over 60 lots, each over 60,000 square feet; this tract remains vacant land - no roads or infrastructure have been built and in 2016 the land was for sale. If sewer service was available at this site, the potential for a more creative and environmentally sensitive development pattern would improve. That said, the site could be developed with a community on-site sewage disposal system that would allow flexibility in development, but with the higher cost of installing such infrastructure, more units would be needed to make it financially feasible.

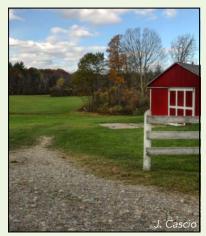
It is interesting to look back at the 1961 plan, which includes a "Proposed General Plan" which is essentially a future land use map in that it depicts the areas of town where various types of land uses were expected. In that map, many of the roadways are shown to have a narrow strip of "Two Families per Acre" residential development. An analysis of the actual land use patterns today along those roads shows the average parcel

size is 1.9 acres, and only 20 percent of the parcels are one-half acre or less (i.e. two families per acre). Based primarily on the zoning in effect since 1987, new lot creation (whether done along roads with virtually no oversight or as a subdivision with Planning Board review and approval) has ensured that most new lots in town have been a minimum of 60,000 square feet (1.38 acres).

The rural area shown on the Future Land Use Map (which includes a substantial amount of residential development, all on lots over an acre) constitutes 12,654 acres, just under fifty percent of the town. It is expected and recommended that this area remain rural in nature. There are now and will continue to be pockets of houses throughout this area, and new large-lot subdivisions will continue to be created in various places throughout this area too. Obviously it will also be the area where the majority of agriculture and forestry is conducted. Such uses will continue to serve the important functions they have provided for centuries - food production, material production, and ecological benefits. Forests play an important role in climate change mitigation and in the conservation of biodiversity and of soil and water resources. And a significant amount of the passive recreation opportunities in Ware are located in the rural areas of town.

Finally, the Quabbin area on the Future Land Use Map follows the existing boundaries of the Quabbin Reservation and no development is expected within that area. Including the water area, it comprises 8,205 acres or just over thirty two percent of the town. This area serves not only important ecological functions, but also provides area residents with unsurpassed passive recreation opportunities.

It should be noted that there is no expectation that the areas shown as residential or commercial/industrial will <u>all</u> be developed as such within the next 20 years. This map is meant to set the stage for Future Land Use Maps, acting as a foundation for future growth and future land use planning.









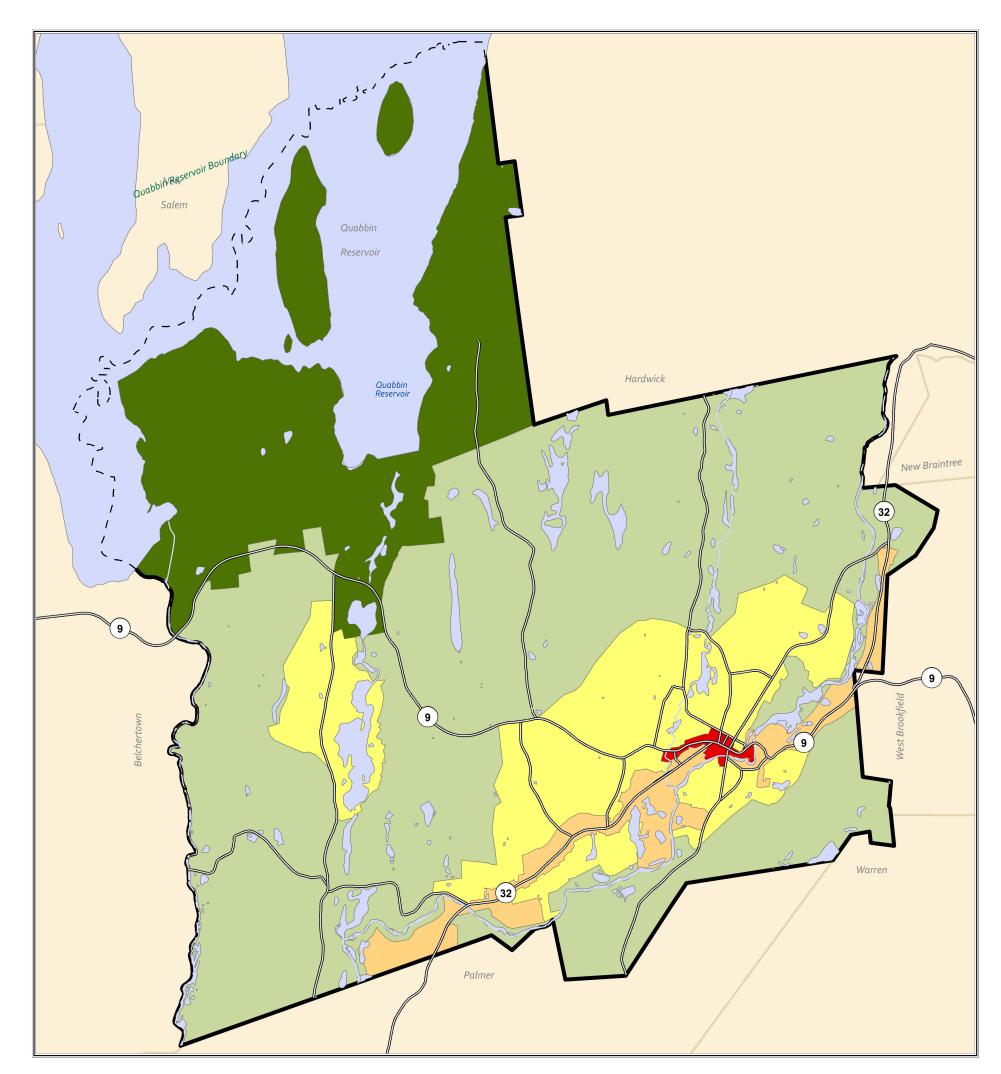


# Ware: A Map for When You're Not Lost

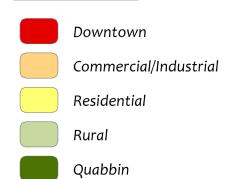
by Judi Mosso

Third Place Winner - Master Plan Art Contest
Mixed Media

"A palatable Master Plan will encourage civic participation in both residents and businesses. To that end, "Ware: A Map for When You're Not Lost" is a fun, lighthearted interpretation of a Ware map. As the Town moves forward and plans for its future, the map is an interpretation of what has stood the test of time and is still valued and therefore remembered by the community."



# Future Land Use



Future Land Use: Town of Ware

Base Data (roads, water, towns): MassGIS

Sources:

March 1, 2016

Future Land Use





