



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
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Planning Board
Meeting Minutes from
Thursday, June 18, 2020
Select Board Room, Town Hall

Planning Board Members Present:

Rick Starodoj (Chairman), Fred Urban, Josh Kusnierz, and Joseph Knight

Staff Present:

Rebekah DeCoursey, Director

Public in Attendance:

Ed Switzer, Tom Barnes, Christina and Rick Sprankle

PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order at 7:00 pm and the Board led the Pledge of Allegiance.

The Chairman opened the meeting by acknowledging that this was Fred Urban's last meeting as a member of the Planning Board and thanked him for his many years of service to the Town of Ware.

Motion by J. Kusnierz to draft a letter acknowledging Fred Urban and all of his years of service on the Planning Board as well as for all other service he has done in Ware. Seconded by J. Knight. All in favor.

AMP ENERGY CERTIFICATE OF DECISION CLARIFICATION

The solar project at 313 Palmer Road is commencing work and in collecting the cash bond for the project, it was discovered additional language is needed in the regards to how the cash bond is treated by the Town. There is unclear language in the Zoning Bylaw or any town policy regarding cash bonds, which is an oversight of M.G.L.. To address, the Director will add language to the proposed Rules and Regulations of the Planning Board. The public hearing to adopt those Rules and Regulations in July and the language will address how cash bonds are handled in accordance with M.G.L.. The Director, the Chairman, Town Treasurer and Accountant, and AMP Energy have coordinated a letter of clarification regarding the cash bond deposit for the project at 313 Palmer Road and requested the Board's signatures.

Motion by J. Kusnierz to sign the letter of clarification of the decision regarding **SP 2018-02** and **SP 2018-05**. Seconded by J. Knight. Approved 4-0

APPROVAL OF MINUTES

Motion by J. Kusnierz to approve the June 4, 2020 meeting minutes. Seconded by J. Knight. All in favor and approved 4-0

OLD BUSINESS

- Greenwich Road Solar Projects will be on the agenda again for July 16, 2020

- Curaleaf will be coming before the board on July 2, 2020 requesting a modification to their Special Permit and Site Plan Review to allow for medical marijuana sales in addition to existing recreational sales.
- Modification of Mark Andrews Site Plan Review approval will also be on the July 2, 2020 Agenda.

NEW BUSINESS

- Shared Streets & Spaces Grant- the PCD Department will be applying for this grant. A main idea is to improve the Pleasant Street parking lot to allow for outdoor retail space. As well as improve the sidewalk along Bank Street to enhance the connection from the Dog Park and Pleasant St. lot to Main Street commerce. A second application may be submitted to improve Parker Street parking lot.

Public Hearing SP-2020-01. Application of Forefront Power requesting an Extension of Time to commence project Major Site Plan Review (SPR-2018-01) for a 1.2MW large ground-mounted solar energy facility. J. Kusnierz read the legal notice.

E. Switzer from Forefront Power attended the public hearing and discussed the request for an extension to SP- 2020-01. They are requesting the extension in order to wait out the interconnection approval from the utility company. They are requesting a 1-year extension. The lease extension was just approved by the Board of Selectmen for six-months with the agreement that repairs had to be made to the topsoil over the cap of the landfill.

The Chairman proposed granting a 1-year extension with the understanding that if repairs have not been made within six months the extension request would become null and void.

Christina and Rick Sprankle, 17 Robbins Road are abutters to the project. They raised concern regarding the amount of telephone polls and wiring that will be installed, and the view from their house that will be altered with this project. Pole placement is regulated by the electric company and not something within permitting control of the Board. The Chairman asked E. Switzer if possible that the buffer plantings installation be as soon as possible along the property line with the Sprankle's.

Motion by J. Kusnierz to grant the 1-year extension to Forefront Power with the condition that is the repair work is done completed in six months the extension will be revoked. Seconded by F. Urban. All in Favor and approved 4-0.

Public hearing for SP-2020-01 concluded at 7:30 pm

Public Hearing SP-2020-02 Application of Forefront Power requesting an Extension of Time to commence project Major Site Plan Review (SPR-2018-02) for a 1.2MW large ground-mounted solar energy facility under item 4.8.3. J. Kusnierz read the notice to the public informing them of the public hearing regarding SP-2020-02.

E. Switzer discussed how this project is facing the same issues as SP-2020-01 and is requesting a 1-year extension. These projects are on the same parcel, but they are considered two different projects – one is on the landfill and one is considered the greenfield.

Motion by J. Kusnierz to grant the 1-year extension for Forefront Power. Seconded by F. Urban. All in favor and approved 4-0.

Public hearing for SP-2020-02 concluded at 7:34 pm

The discussion regarding the Shared Streets & Spaces grant was continued. R. DeCoursey discussed some ideas with the Board, including the old casino lot, a permanent pavilion for public gatherings, and public bathrooms. She also announced the grant regarding the Millyard underway and the underground investigation of infrastructure stability will begin soon.

The Chairman made a reminder of the Town Meeting occurring on June 22, 2020 as well as the Town Elections on June 29, 2020.

Tom Barnes made a comment thanking Fred Urban for all of his years of service to the Town of Ware.

ADJOURN

Motion by F. Urban to adjourn the meeting. Seconded by J. Knight. All in favor and approved 4-0.

Next meeting is scheduled for July 2, 2020.

Minutes from June 18, 2020
Respectfully submitted by,

Jack Carolan- Department Assistant

Minutes Approved on:	<u>7/2/2020</u>
Starodoj	<u>RWS</u>
Urban	_____
Kusnierz	<u>JK</u>
Knight	<u>[Signature]</u>
Murphy	<u>[Signature]</u>