



TOWN OF WARE

Planning & Community Development
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Planning Board
Meeting Minutes from
Thursday, June 3, 2021
Select Board Room, Town Hall

Planning Board Members Present: Josh Kusnierz (Chair), Rick Starodoj, Ken Crosby, Ed Murphy III, Joe Knight (Remote)

Staff Present: Rebekah Cornell, Director
Rob Watchilla, Department Assistant

Public in Attendance: Representatives from HomeFront Equestrian

PLEDGE OF ALLEGIANCE

Chairman J. Kusnierz called the meeting to order at 7:00 pm and led the Board in the Pledge of Allegiance.

SPOTLIGHT

- This new portion of the meeting is provide exposure for local non-profits, businesses, any community organization or similar to talk about what they do for the community.
- HomeFront Equestrians. The non-profit organization is fifteen years old. They offer horse riding lessons and other farm experiences to the children of active military service people and veterans. The program is free of charge. HomeFront Equestrians not only works families in Ware, but in the greater New England region. The experience can be for the entire military family. They have twelve horses of varying size for lessons. To learn more about HomeFront Equestrians, visit their Facebook Page or <https://www.homefrontequestrians.org/>

ADMINISTRATIVE

- Approval of Minutes from May 20th.

Motion by J. Kusnierz to table the approval of Minutes from May 20th to the next meeting.

- Withdrawal of Right of First Refusal: Turek – Webster Road.

The property that the Board had seen requesting action on a right of first refusal on Webster Road has been withdrawn. The property did not pass the perc tests. The buyer withdrew from the sale.

OLD BUSINESS

- Subdivision Regulations

At the previous discussion on this topic, the Board reviewed two sections. The Director presented the Board with the first section. The Board will review and it will be discussed at a later meeting. The Director of the Department of Public Works will be invited to the next meeting in order to discuss these Subdivision Regulations with the Board.

NEW BUSINESS

K. Crosby brought up the concern of what how to pay to demolish the blighted buildings in Town. It can be assumed that a large portion of these blighted and vacant buildings may most likely be torn down. The types of regulations that succeeds these parcels post demolition is something that the board needs to carefully plan out and consider.

On the topic of funding demolition, the Director brought up a few ideas she had heard from residents. New ways to earn revenue through taxes and appropriate fees was discussed, such as a \$25 addition to each real estate bill or the fee on the sale of a property in Town. The Board felt that this is not in the best interest of the Town's residents who are burdened enough with high taxes.

The new business spotlight segment was briefly discussed as a method for exposing local non-profits and small businesses in Town. J. Kusnierz believes that this segment is important in order to give these organizations the attention that they need.

TOWN PLANNER UPDATE

- East Quabbin Land Trust tree planting program

The EQLT has officially stopped taking applications for spring tree planting. They are still taking applications for fall tree planting starting in September.

- Main Street Construction

114 Main Street has officially been demolished by Western Mass Demolition. The process itself took 3 days and cleanup is almost finished.

- One Stop for Community Growth grant applications

Several grants have been submitted for the One Stop for Community Growth grant applications offered by the Baker-Polito Administration. The grants themselves pertain to various construction and clean up initiatives that have long range economic development goals. Several applications were submitted on behalf on private owners and include Gabe's Bar (11 East Main Street), Workshop 13 (13 Church Street), 82 Main Street, 92-104 Main Street, Hanna Devine's

Restaurant (91 Main Street), and the former VFW (35 West Street). Most of these applications pertain to installing sprinkler and alarm systems. There were also a couple of grants submitted for Town own properties including the Monroe Street Brownfield (near Memorial Park) and Building 9 (former Turbine Room in the Millyard).

Motion by E. Murphy to adjourn the meeting at 8:08 PM. Seconded by R. Starodoj. All in favor. Approved 5-0.

The next meeting is scheduled for Thursday June 17th, 2021 at 7 pm.

Minutes from June 3, 2021

Respectfully submitted by,

Robert Watchilla,
Department Assistant

<i>Minutes Approved on:</i> <u>6/17/2021</u>	
Kusnierz	<u></u>
Starodoj	<u></u>
Knight	_____
Murphy	_____
Crosby	<u></u>

