



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from

Thursday, June 4, 2020

Select Board Room, Town Hall

Planning Board Members Present:

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

Staff Present:

Rebekah DeCoursey, Director

Public in Attendance:

Tom Barnes, Mary Lotuff-Feeny, Rick Lotuff, Brad Mensing

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES- May 21, 2020

Motion by J. Kusnierz to approve the May 21, 2020 meeting minutes. Seconded by F. Urban. Approved 5-0

Public Hearing SP-2020-02. MRL, LLC and Cedar Roots, LLC are seeking an extension of Time for Special Permit SP-2019-03 and Site Plan Approval SPR-2019-02 to commence approved project and for cannabis cultivation and manufacturing at 50 East Main Street.

The Chairman noted that there is a completed application. M. Lotuff-Feeny, the property owner, was present as well as her attorney. She noted the community outreach meeting is scheduled for June 12th and asked the Board for a 2-year extension. J. Kusnierz stated that the town only grants 1-year extensions but if the applicant needs further extensions, they may come back and ask for one. The applicant had no objections.

Motion by J. Kusnierz to approve Special Permit 2020-02 MRL, LLC and Cedar Roots LLC for a one-year Extension of Time for Special Permit SP-2019-03 and Site Plan Approval SPR-2019-02 to commence approved project for cannabis cultivation and manufacturing at 50 East Main Street and close the public hearing.

Seconded by E. Murphy III.

Role Call Vote

R. Starodoj	AYE
E. Murphy, III	AYE
J. Knight	AYE
J. Kusnierz	AYE
F. Urban	AYE

Approved 5-0

NEW BUSINESS

- **Penny Lane Subdivision-** The owner would like to reduce the length of the proposed road as well as the number of developable lots to 2-3. This will be a modification to the subdivision proposal which will require a public hearing.
- **Osborne Road Proposed Subdivision-** (J. Kusnierz recused himself from the discussion on this agenda item.) The Proposal calls for a dead-end round measuring 536 ft. in length. Although the town by-laws impose a minimum dead-end street length of 500 ft. unless the applicant can show good cause. R. DeCoursey recommends that the board approve the 36 ft. waiver when it comes before them. Chairman stated they will also need to request a waiver for the width of the road.

TOWN PLANNER UPDATE

- **Housing Rehabilitation Program-** there is grant money available through the CDBG funds for residents meeting certain income requirements for home improvements, particularly related to weatherization and safety. Contact information is available on the town website.
- **Main Street Improvement Project-** Traffic light bases are currently being installed and the project is moving along as scheduled.
- **COVID-19 Reopening Plans-** Discussions have been had about opening up Town Hall to the public via appointment only, potentially as early as the week of June 15th.
- **Main Street Trees-** J. Kusnierz provided an update on the Main Street trees and when they will be replaced. Species have been discussed with MassDOT
- **Outdoor Dining-** The Chairman raised the point about outdoor dining restrictions. He would like to propose expediting the process required for any site plan review regarding outdoor dining. Any way the Town can help support restarting the economy should be a priority and the Planning Board would like to be proactive about this. R. DeCoursey stated she could draft a letter of support to the Board of Selectman.

ADJOURN

Motion by E. Murphy III to adjourn, seconded by F. Urban Approved 5-0. Next meeting is scheduled for June 18, 2020.

