



# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
t. 413.967.9648 ext. 186 / f. 413.967.9642

Planning Board  
Meeting Minutes from  
**Thursday, July 1, 2021**  
Select Board Room, Town Hall

**Planning Board Members Present:**

Josh Kusnierz (Chair), Rick Starodoj, Ed Murphy, (Did not have quorum)

**Staff Present:**

Rob Watchilla, Department Assistant  
Stuart Beckley, Town Manager  
Anna Marques, Zoning Enforcement Officer

**Public in Attendance:**

Elizabeth Hancock

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## PLEDGE OF ALLEGIANCE

Chairman J. Kusnierz called the meeting to order at 7:05 pm and led the Board in the Pledge of Allegiance.

## SPOTLIGHT

- None

## ADMINISTRATIVE

- Approval of Minutes from June 17<sup>th</sup>.

**Motion** by R. Starodoj to approve the minutes from June 17<sup>th</sup>. Seconded by E. Murphy. All in favor. Approved 3-0/

- ANR-2021-02 – Osborne Road – Russel Kularski

The Board has decided to not take action on this ANR because there is a discrepancy between the plan submitted to the Planning Board and the Hampshire County Registry of Deeds.

## PUBLIC HEARINGS

- **SP-2021-04: Bond Construction Corporation** is seeking approval for an earth removal operation under section 4.8.5 of the Zoning Bylaw. The project is owned by the Irene Kulas Life Estate. Zoned: Rural Residential (RR).

The Planning Board did not have the quorum to vote on this special permit due to the fact that only 3 out of the 5 members were present. It has been decided to table the discussion until more alternate planning board members are found.

**Motion** by R. Starodoj to table the discussion of SP-2021-04 for the meeting on September 16<sup>th</sup> at 7:15pm. Seconded by E. Murphy. Roll call vote:

J. Kusnierz	Aye
R. Starodoj	Aye
E. Murphy	Aye

Approved 3-0.

### **OLD BUSINESS**

No old business was brought up for discussion during the meeting.

### **NEW BUSINESS**

- Scenic Byways

The process in getting designation for the scenic byways is still underway. It was tabled off for a while and is now being revisited by the board. More research is needed to carry on with this process.

- Right to farm designation

The Town has been exploring the idea of gaining right to farm designation, which brings benefits for farmers in the community. It allows for more leeway for farms to be established while promoting more agricultural economic opportunities. More research is needed on this right to farm designation.

### **TOWN PLANNER UPDATE**

- **Site Visit to 313 Palmer Road** – There is a site visit on Saturday, July 10<sup>th</sup> at 10am to the solar field development by Dynamic Energy Solutions, LLC.

**Motion** by E. Murphy to adjourn the meeting at 7:57 pm. Seconded by R. Starodoj. All in favor. Approved 3-0.

The next meeting is scheduled for Thursday July 15<sup>th</sup>, 2021 at 7 pm.

Minutes from July 1<sup>st</sup>, 2021

Respectfully submitted by,

Robert Watchilla,  
Department Assistant

Minutes Approved on: <u>7/15/21</u>	
Kusnierz	<u>X</u>
Starodaj	<u>RWS</u>
Knight	<u></u>
Murphy	<u>[Signature]</u>
Crosby	<u>[Signature]</u>