



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

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Planning Board

Meeting Minutes from

Thursday, July 2, 2020

Select Board Room, Town Hall

Planning Board Members Present:

Rick Starodoj (Chairman), Josh Kusnierz, Ed Murphy III, and Joseph Knight

Staff Present:

Rebekah DeCoursey, Director; Jack Carolan, Assistant; Stuart Beckley, Town Manager

Public in Attendance:

Tom Barnes, David Skoczylas, Keith Kruckas, Mark Andrews, Damien Berthiaume, Karen Hubacz-Kiley, Elizabeth Hancock

PLEDGE OF ALLEGIANCE

Chairman R. Starodoj called the meeting to order and the Board led the Pledge of Allegiance.

OLD BUSINESS

Penny Lane Update- R. DeCoursey provided an update on the Penny Lane project stating that the project should be in a position to move forward.

ADMINISTRATIVE

- Reorganization of the Board
 - Motion** by J. Kusnierz for R. Starodoj as the Chair of the Board. Seconded by J. Knight. All in favor. Approved 4-0
 - Motion** J. Knight to appoint J. Kusnierz to Vice Chair. Seconded by E. Murphy. All in favor. Approved 4-0
 - Motion** by J. Kusnierz to appoint J. Knight as Secretary of the Board. Seconded by E. Murphy. All in favor. Approved 4-0
- Approval of Minutes from June 18, 2020
 - Motion** by J. Kusnierz to approve the minutes from June 18, 2020. Seconded by J. Knight. All in favor. Approved 4-0

Public Hearing SP-2020-03. Curaleaf modification of Site Plan review SPR 2019-01 and SP 2019-02 to add Medical marijuana sales to an approved and operating recreational Licensed Marijuana Establishment at 124D West Street. Parcel ID 56-0-94.

- J. Knight read the legal notice into the record.
- D. Harper from Curaleaf presented their proposal. He stated that there will be no changes to the footprint of the facility. There will be a dedicated side of the facility with 2-3 registers solely

for medical marijuana sales. R. Figueroa from Curaleaf provided the board with some sales figures and projections related to both recreational and potential medical marijuana sales. Curaleaf has contributed roughly \$60,000 to the Town of Ware through their Host Community agreement, which directs 3% of sales to the town.

- **Motion** by J. Kusnierz to approve modification to SP-2019-02 and SPR-2019-01. Seconded by J. Knight. All in favor. Approved 4-0

Public Hearing SPR-2020-03. Applicant Mark Andrews in requesting a Modification of Site Plan Review SPR-2019-04 of a parking storage area at 167 West Street. Parcel ID 55-0-59.

- J. Knight read the legal notice into the record and recused himself from the public hearing due to his association with earth removal.
- The Chairman went through the background regarding this modification request including the back and forth with the ZBA.
- D. Berthiaume was in attendance representing Mark Andrews. He stated that the applicant is seeking for the requirements from the Special Permit be amended into the Site Plan Approval as agreed to in the Settlement Agreement.
- M. Andrews was in attendance and discussed the issue of placing the fence 25 ft. from the lot boundary as opposed to the required 30 ft.
- T. Barnes asked M. Andrews how the stormwater detention ponds held up during recent heavy rain. M. Andrews stated that the detention ponds held up exceptionally well and drained very well.
- **Motion** by J. Kusnierz to remove the requirement from the Special Permit and incorporating Exhibit B from the Settlement Agreement. Seconded by E. Murphy. All in favor. Approved 3-0-1. (J. Knight recused himself)

NEW BUSINESS

- **Rules and Regulations-** R. DeCoursey stated that a public hearing regarding adoption of the rules and regulations has been scheduled for the next meeting on July 16, 2020.
- **Fee Schedule-** R. DeCoursey proposed two changes to the fee schedule. Currently there is a flat \$50 fee for ANR application, and it is proposed that an additional \$25 be charged per additional new lot. R. DeCoursey also proposed a \$2,000 filing fee for Large Scale Solar Facilities.
- **CPV King Brook Solar** - This application has been submitted. Due to current COVID-19 regulations, R. DeCoursey proposed delaying the public hearing for this application until the fall. Current mandate states that special permit granting authorities may postpone opening a public hearing until after the state of emergency is declared over. This will allow time for the pandemic to decrease and regulations to relax before the public hearing is held. This is a large project and the Director felt it is important to hold the public hearing in a manner that anyone will feel comfortable attending if they so wish. Current safety standards make this challenging. The applicant has agreed to wait until at least October to hold the public hearing.
- **Kulas Farm Discussion of Earth Removal-** Postponed to the next meeting

ADJOURN

Motion by J. Kusnierz to adjourn the meeting. Seconded by J. Knight. All in favor and approved 4-0. Next meeting is scheduled for July 16, 2020.

Minutes from July 2, 2020

Respectfully submitted by,

Jack Carolan- Department Assistant

Minutes Approved on: _____

Starodoj _____

Kusnierz _____

Knight _____

Murphy _____