

# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
(413) 967-9648 ext. 120

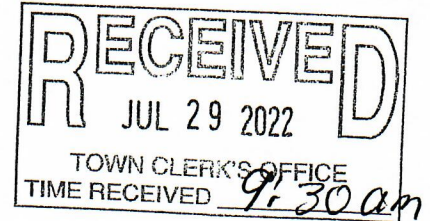
## PLANNING BOARD

### MEETING AGENDA

Location: Board of Selectmen's Meeting Room  
Town Hall, 126 Main Street, Ware, MA 01082  
Date & Time: Thursday, August 4<sup>th</sup>, 2022 @ 7:00 PM

Digital Participation:

Phone number: 929-205-6099  
Meeting ID: 784 604 1861  
Passcode: 01082



Instructions for call-in option: at or before 7pm call the phone number above and when prompted enter the Meeting ID number. The platform is Zoom Meetings. Join online: <https://zoom.us/join>

- 
- **Pledge of Allegiance**
  - **Administrative**
    - Approval of minutes from July 7<sup>th</sup>, 2022
    - Approval of minutes from July 21<sup>st</sup>, 2022
  - **Scheduled Appearances**
    - **SPR-2022-02 : Green Adventure, LLC**
      - Continued discussion on the minor site plan review for the proposed Adult Use Marijuana Dispensary (Green Adventure, LLC) at 14 West Street.
    - **Proposed Zoning District Change : 415 – 417 Belchertown Road (Bergeron)**
      - Proponents are seeking to redistrict from Rural Residential (RR) to Industrial (I) on two parcels (21-0-21 & 21-0-22) located on Belchertown Road. Current site of Canadian Tree Experts and the planned site of an 8 acre solar array.
  - **Old Business**
    - **Review of Newly Proposed Subdivision Regulations**
      - Section 2.1 to 2.4.2 (Preliminary Plan Procedures/Requirements and Definitive Plan Procedures [pages 16-22]) will be reviewed.
  - **New Business**
    - *Any matters that are brought up that the Chair did not anticipate including on the agenda prior to this meeting.*
  - **Town Planner Update**

The next Planning Board meeting will be held August 18<sup>th</sup>, 2022.

At the time of posting, the agenda items listed above are what is reasonably anticipated by the Chairman to be discussed at this meeting. Other items not listed may be brought up for discussion to the extent permitted by law. The general public is invited to this and all meetings of the Ware Planning Board.