



TOWN OF WARE

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

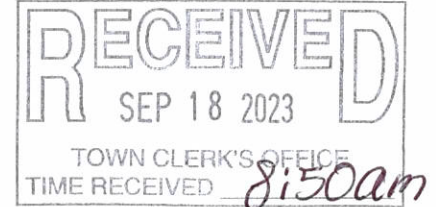
PLANNING BOARD

MEETING AGENDA

Location: Board of Selectmen's Meeting Room
Town Hall, 126 Main Street, Ware, MA 01082

Date & Time: Thursday, September 21, 2023 @ 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 August 17, 2023

Public Hearings

- **7:05pm SP-2023-05:** Application of James Mosher, for a Special Permit for the construction of a two-family home under section 4.1.1, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. **SITE LOCATION: Lee Rd, Ware, MA.** Said premises being further described in deeds recorded in the Hampshire County Registry of Deeds, Book 14474, Page 54. Property is also identified as Assessor's Parcel # 35-10-8. Zoned: Rural Residential (RR).
- **7:30pm SP-2023-06:** Melink Solar Development, for a Special Permit for annual renewal (SP-2023-06) of an approved large scale solar facility under Section 4.8.3, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. **SITE LOCATION: 45 Greenwich Plains Road, Ware, MA.** Said premises being further described in deeds recorded in the Hampshire County Registry of Deeds, Book 13457, Page 159. Property is also identified as Assessor's Parcel 22-0-12 & 22-12-1. Zoned: Rural Residential (RR).

New Business

- Approval Not Required Plan, D. Jackson, 82 Osborne Road
- Schedule Public Hearing for Revised proposed zoning changes to the Belchertown Road (October 5)
- Review of Unfinished Subdivision Roads to recommend for Plowing/Sanding

Old Business

- Appointment of P.V.P.C. Commission Member and Alternate
- Planning & Community Department Update
- Any matters that are brought up that the Chair did not anticipate including on the agenda prior to this meeting.

The next Planning Board meeting will be held on October 5, 2023.