



TOWN OF WARE

Planning & Community Development

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Minutes from April 8, 2019

Community Development Authority

Meeting held at Town Hall, 126 Main Street, Ware, MA

Members present: Brenda Cooper, Paul Opalinski, Tracy Opalinski, Danielle Souza

Members absent: John Carroll

Guests: Ted Harvey (PVPC), Rebekah L. DeCoursey (Director of Planning & Community Development)

Chairman P. Opalinski opened the meeting at 6:30 PM and led the Pledge of Allegiance.

Motion by T. Opalinski and seconded by B. Cooper to approve the meeting minutes of 3/14/19 as submitted. Vote 3 - 0 - 1

P. Opalinski and R. DeCoursey went out with the sign fabrication and installers to pinpoint the location of the Wayfinding Signs for Dig Safe approval. Sign installation should occur at the beginning of May.

Review of the Housing Rehab Loans. There are seven remaining. Names and addresses have been redacted in the past because when a homeowner applies for the loan, their information is confidential by DHC guidebook standards and therefore not public record. The CDA agreed in meetings without any members of the public present, names and addresses could be reviewed. If the public is present then the material should be kept sensitive.

Review of Budget. Social Services have been paid out, except for Patch. The contracts have been signed. The Director will be reviewing the budget and updating as necessary.

Spring Street Update. Bids are due April 18th at 3pm. The project is expected to have many bids. Regarding the drainage – the cross slope double catch basin is not ideal. The improved drainage in that area has overall increased flow to the outflow pipe. There will be a placeholder on the town warrant for additional funds if needed.

FY2018 was a small funding year for Ware. There were four units of housing provided with assistance, and social services funding.

Buy Ware Now. This new committee in town will be offering scholarships to first time home buyers purchasing in the Town of Ware. The committee reviewed the list of qualifications for applicants. Motion to move forward with the First Time Home Buyers Scholarship sponsored through Buy Ware Now by B. Cooper and seconded by P. Opalinski. Vote 3-0-1 (D. Souza abstaining)

CDA would like to set up a workshop with the Ware Housing Authority to discuss the benefit of landlords working with Section 8 Voucher holders.

Code Enforcement Project. R. DeCoursey laid out the timeline that Anna Marques, Building Inspector, had given her in regards to this project. The project will run in conjunction with the 110 Annual Inspectors of Multi-Unit properties in town, a number of which are on the "blighted" list. The Code Enforcement Project will identify properties that need improved due to code violations, identify those properties with "absent" landlords, and work with landlords to make necessary improvements. Letters to landlords will go out in April, appointments will be made for inspections, and the steps will continue over the course of the next 12 months.

Discussion continued to the designation of slum and blight. The CDA asked the Director to look into "unkempt property" bylaws – general or zoning – to see what improvements Ware might be able to make to their bylaws to help address slum and blight.

The Director updated the CDA on the potential of a Millyard assessment in relationship to a Brownfields Assessment Grant in coordination with Mass Development and Weston & Sampson. There was a tour of the Millyard last week with these parties and from here Weston & Sampson will put together a proposed for assessment and abatement of the Town owned buildings in the Millyard, at a minimum, with a larger master redevelopment plan of the Millyard in mind.

T. Opalinski made motion to adjourn at 7:57 PM D. Souza seconded. In favor 4/0.

Next meetings (Updated):

May 6, June 10, July 15, August 12, September 16, October 21, November 18th, December 9th