



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
413.967.9648 ext. 186 pcd@townofware.com

PLANNING BOARD

MEETING MINUTES

FEBRUARY 20, 2019

Location: Town Hall, 126 Main Street, Ware, MA 01082

Time: 7:00 PM

Pledge of Allegiance

Present: Chairman Rick Starodaj, Josh Kusnierz, Edward Murphy, Building Inspector Anna Marques, Town Manager Stuart Beckley, Clerk Mary L. Midura

Absent: Fred Urban, Joseph Knight

1. Administrative

a. Approve minutes from February 6 – Tabled to March 6, 2019

b. Discussion and possible *recommendation* to appoint Alternate member
Chairman Starodaj noted the need for an alternate member; Mr. Beckley stated that the Board of Selectmen will request letters of interest.

c. Department staffing

Mr. Beckley noted that Mary Midura will do administrative duties until a new Director of Planning and Community Development begins work.

2. ANR - J. Harder, 278 Osborne Road – 2019-04

Bruce Fitzback of Bertin Engineering was present for the application. This ANR is structural only.

Josh Kusnierz made the motion to approve the ANR 2019-04; Ed Murphy seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

3. ANR - F. Smith, 179 Greenwich Road – 2019-02

Terrence Smith was present for the application.

Josh Kusnierz made the motion to approve the ANR 2019-02; Ed Murphy seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

4. ANR – F. Smith, 174 Greenwich Road -2019-03

Terrence Smith was present for the application.

Josh Kusnierz made the motion to approve the ANR 2019-03; Ed Murphy seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

5. Set public hearing for zoning amendment (15 South Street, 4 parcels)

Resident Bill St. Croix asked how to change the zoning designation of a parcel. Rick Starodaj stated the request would need a public hearing, if approved, would go to a Town Meeting.

There is no spot zoning, but should be contiguous; zoning was revised in 2012.

Paul Opalinski stated that the four parcels at 15 South Street were zoned Industrial, then Country Bank offices were placed there, and the zoning was changed to Downtown Commercial (DTC). Rick Starodaj noted a Public Hearing is necessary to re-evaluate. He noted that zoning is a living document with changes made to meet the needs of the Town. A good example is the setbacks of solar.

Josh Kusnierz made the motion to set the public hearing for zoning amendment for 7:10 p.m. on Wednesday, March 20, 2019; Ed Murphy seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

6. Introduction Caring Health Center, discussion of process

Mr. Beckley noted that the owners were mistaken on the meeting date; they will be on the next agenda.

7. Final punch list for Wildflower Drive (DPW input)

Rick Starodaj spoke with Mr. St. George-Sorel. A suggestion to eliminate the sidewalks would not be ADA compliant; Josh Kusnierz noted his concerns. Rick Starodaj noted a painted lane would also not address the excess traffic. Another concern is the existing structures on the Route 9 side, as the fences are on private property. The guardrails are rotting and need to be replaced with weathered steel. Josh Kusnierz noted the open lot and wetlands. Other noted issues were the scrub to be pushed back, easements, and drainage on properties.

8. Discussion with Building Inspector re fencing

Rick Starodaj questioned if fencing should be under zoning bylaw or general bylaw. Ms. Marques noted further research is needed.

9. Updates

a. Local Cannabis Committee

Mr. Beckley noted that the Board of Selectmen approved Josh Kusnierz as Planning Board representative, Selectman Kruckas, Bill St. Croix, Rick Lotuff, and Andrew Stoddard. Two citizen positions are still open. Josh Kusnierz noted he would like to see what five public individuals had for knowledge and input. Rick Starodaj noted his hope for proposals from the community for changes to bylaws. Resident Bill St. Croix noted the town and small business need to be ready for what is coming regarding social consumption in future use such as one-day or café use.

Josh Kusnierz noted the process should slow down and take one step at a time, see the retail stores up and running before considering café use. Board members agreed that there is a need for education on café use. Bill St. Croix noted that the board should have a conversation to decide what the Town does or does not want. Josh Kusnierz noted that the Cannabis Committee should have several meetings to determine general consensus and have a good conversation with the Planning Board.


Rick Starodoj noted that the Planning Board should thank Judi Mosso for her years of service and work for the Planning Board.


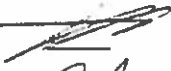

Ed Murphy made the motion to compose a letter of thanks to Judi Mosso from the Town and Planning Board; Josh Kusnierz seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

Bill St. Croix asked how citizen groups could take action to beautify the town; Rick Starodoj referred Mr. St. Croix to Mr. Beckley.

At 7:37 p.m., Josh Kusnierz made the motion to Adjourn; Ed Murphy seconded the motion. The motion passed on a vote of 3 Yes, 0 No, 2 Absent (Urban, Knight).

The next meeting of the Planning Board will be held on Wednesday, March 6, 2019.

Attest: 
Mary L. Midura, Executive Assistant to Town
Manager

Minutes Approved on:	<u>3/20/19</u>
R. Starodoj	<u></u>
J. Kusnierz	_____
F. Urban	_____
J. Knight	<u></u>
E. Murphy	<u></u>