



# TOWN OF WARE

Planning & Community Development  
126 Main Street, Ware, Massachusetts 01082  
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## PLANNING BOARD

### MEETING MINUTES

MARCH 6, 2019

Location: Town Hall, 126 Main Street, Ware, MA 01082  
Time: 7:00 PM

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#### Pledge of Allegiance

**Present: Chairman Rick Starodoj, Josh Kusnierz, Joseph Knight, Fred Urban, Edward Murphy, Town Manager Stuart Beckley, Clerk Mary L. Midura**

#### 1. Administrative

Rick Starodoj noted that the meeting is being video and audio-recorded. Mr. Starodoj welcomed Ed Murphy at his first meeting as a full member.

Mr. Beckley noted that Rebekah DeCoursey, the new Director of Planning and Community Development, will start on March 25, 2019.

#### a. Approve minutes from February 6, 2019

**Fred Urban made the motion to approve the minutes of February 6, 2019; Ed Murphy seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

#### 2. ANR – 2019-05– Smith, 78 Old Poor Farm Road

Attorney Henry Cropsey, Thomas Fancy from Sherman & Frydryk, and Terrance Smith were present for the application. The survey plans were prepared by Mr. LeMaitre with a signature block added. This would consolidate three lots.

**Josh Kusnierz made the motion to approve the ANR 2019-05; Ed Murphy seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

#### 3. ANR – 2019-06 – The Matthews Company, 355 Palmer Road

No one was present for the application; this is a formality to consolidate two lots for the tax bill. **Josh Kusnierz made the motion to approve the ANR 2019-06; Fred Urban seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

#### 4. ANR – 2019-07 – Smith, Greenwich Plains Road

Terry Smith was present for the application. This plan will break up the building lot.

**Josh Kusnierz made the motion to approve the ANR 2019-07; Ed Murphy seconded the motion. The motion passed on a vote of 5 Yes, 0 No.**

#### 5. Caring Health Center

Tania Barber, Jacqueline Johnson, Frank Kostek, and Dr. Stephen Grund presented their plan to the Board. Ms. Barber explained that Caring Health Center has operated for 23 years in Springfield.

Through a Health Resources and Services Administration (HRSA) grant, Caring Health Center is looking at three possible locations for a new facility: the former St. Mary's school, 82 Main Street, or the former Rite Aid building on West Street. Caring Health Center provides primary care and dental care through federally qualified grants. They already have great synergy with Baystate Mary Lane Hospital.

Caring Health Center is seeking a "Letter of Support" from the Planning Board by April 12, 2019. Frank Kostek explained that the full application must be submitted within 90 days. If approved, Caring Health Center would hope to open a facility in Ware by early Fall 2019. There are already patients from Ware, and use of regional transportation. There is a great need in Ware, and Ware is considered a hot spot for these services. No patient is ever turned away, and a sliding fee scale is also used.

Caring Health Center presently employs 270 and has over 7,000 patient visits, including a pharmacy. Mr. Kostek stated that Caring Health Center also participates in PACE programs and has its own Teenage and Young Adult (TAYA) drug treatment program. They are also involved with Behavioral Health Network.

Rick Starodoj requested draft language from Caring Health Center for the letter of support.

#### 6. Wildflower Drive Punch List

There is no final list at this time; Mr. Knight asked what the plan is. Mr. Beckley stated the bank hoped the street would be accepted at the May town meeting. That is not realistic until the issues are addressed. Josh Kusnierz stated that the sidewalks should be kept and it would not be smart to remove those. Rick Starodoj requested the list be finished by the April 3 meeting. Josh Kusnierz stated that the Conservation Commission may want to look at the wetlands issue. Rick Starodoj noted that crack seal may help the pavement integrity.

#### 7. Building Inspector RE: Fencing

Mr. Beckley noted that Building Inspector Anna Marques would like to coordinate with the new Director of Planning and Community Development before talking with the Planning Board further on this issue.

Mr. Beckley noted that Jen Mouche has expressed interest in the Alternate member position.

At 7:55 p.m., Josh Kusnierz made the motion to Adjourn; Fred Urban seconded the motion. The motion passed on a vote of 5 Yes, 0 No.

*The next meeting of the Planning Board will be held on Wednesday, March 20, 2019.*

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

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