



# TOWN OF WARE

Planning & Community Development

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## Planning Board Minutes

January 7, 2015

- Planning Board members present:** Rick Starodoj, Chris DiMarzio, Joe Knight, Fred Urban,
- Planning Board members absent:** David. Kopacz, John Chabot (Alternate)
- Staff present:** Karen Cullen, Director of Planning & Community Development
- Public:** Karen Hubacz, Bond Sand & Gravel, Jim Talvey, Casella Organics

Chairman Rick Starodoj called the meeting to order at 7:02 p.m.

### Administrative:

- Approval of November 5, 2014 and December 3, 2014 Minutes – Approved by motion made by Joe Knight, seconded by Fred Urban, passed 4/0/0.

### Annual Review of Gravel Pits:

- Kulas:
  - Joe Knight stated he was related to the property owner and would not participate in these discussions.
  - Karen Hubacz and Jim Talvey gave a brief presentation on the current status of the operation:
    - Hauled 78 days in 2014, approximately 250 to 300 tons per day
    - Estimate they are one-quarter into Phase 2
    - They are not hauling for the next 6 weeks as the loader is out for maintenance
    - Phase 2 removal will continue for one to two years until completion
    - Reclamation on Phase 1 has not yet occurred, but all the paperwork with DEP and the Board of Health has been done; compost and topsoil material is onsite and they expect the reclamation mixture to be prepared and applied to Phase 1 this spring.
    - Once applied, the first year growth will be excellent based on experience elsewhere with this material; future years will require fertilization for good growth.
    - Phase 1 will be a hay field (agriculture use) ready for haying in the summer of 2015.
    - Submitted documents: photographs taken by Karen H. January 2015 and Best Management Practices for the Biomix manufactured topsoil
  - Chris DiMarzio expressed concerns about the ultimate use of the site; the PB allowed this gravel operation to proceed without special permit based on the use for agriculture, yet we have nothing to say the site will be used for agriculture. Feels it

would be appropriate to require some sort of moderate term commitment from the owner that the site will be used for agriculture and not subdivided for house lots before allowing Phase 3 to begin.

- Rick Starodoj agreed and suggested we might look into amending the zoning regulations to require something like that prior to allowing gravel removal as an agricultural activity. Fred Urban and Chris DiMarzio agreed.
- Karen H. will email Karen Cullen when they are ready to put the reclamation material down, so if the Board members want to see the operation, they can do so.
- The Board felt there was no need for another meeting at this point, but we will continue with the annual review.
- Rick Starodoj reiterated that the Board will be looking for some sort of restriction regarding ensuring agricultural use prior to allowing the start of another phase of gravel removal.

Adjourn – **Motion** by F. Urban to adjourn at 7:50. Seconded by C. DiMarzio.

**Minutes Approved on:** \_\_\_\_\_

Starodoj \_\_\_\_\_

DiMarzio \_\_\_\_\_

Urban \_\_\_\_\_

Kopacz \_\_\_\_\_

Knight \_\_\_\_\_

*Prepared by Karen Cullen  
Planning & Community Development*