



TOWN OF WARE

Planning & Community Development

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Planning Board Minutes February 4, 2015

- Planning Board members present:** Chris DiMarzio, Joe Knight, David Kopacz, Rick Starodoj (Chairman), Fred Urban
- Planning Board members absent:** John Chabot (Alternate)
- Staff present:** Karen Cullen, Director of Planning & Community Development
Judi Mosso, Assistant to the Director
- Public:** David J. Callahan, owner Greenwich Road Gravel Pit, Michael Shea, Manager, Greenwich Road Gravel Pit

Chairman Rick Starodoj called the meeting to order at 7:05 p.m.

Administrative:

- Approve January 7, 2015 minutes –Motion by F. Urban to approve minutes as presented, seconded by J. Knight, passed 5/0/0.
- The Chairman mentioned that the last meeting (scheduled for 1/21/2015) was not held because the applicant withdrew their application. The applicant had indicated he would not be able to meet state fire and health codes and make the project financially feasible. The Chairman specifically wanted it noted that many times, the public believes that it is the Planning Board that is the obstacle to proposed projects; in many cases the issues are due to state laws which are beyond the control of the Planning Board.

Annual Review of Gravel Pits:

- Greenwich Road Gravel Pit (SP-1995-003, granted to Robinson, sold to Roach, then Greenwich Road Realty LLC, the current owner):
 - David J. Callahan, owner, and Michael Shea, manager, gave a brief description of the current status of the operation:
 - Approximately 450,000 cy remaining to be removed under the special permit approval (850,000 cy).
 - Muddy Brook was used to establish the water table on the west end of the pit; currently there are no monitoring wells; expect them to be installed in the spring to establish and monitor groundwater levels.
 - Don't plan to go closer than 10 feet to groundwater, despite special permit approval allowing 6 feet (average seasonal high water table).
 - The most recent topographical map was created when Mr. Callahan purchased the property (2010).
 - One area has been graded, loamed and seeded.

- If the berm at the northern property boundary is to be removed, the special permit would need to be amended. That should not be done until the gravel operation is close to completion.
 - Owners expect at least 10 more years of earth removal operation.
 - Active section has approximately 10-20,000 cy of material remaining, then it can be loamed and seeded.
 - They have removed about 12-13,000 cy since purchase in 2010.
 - They plan to provide an update at the May 6 PB meeting.
- The Board would like the following: a copy of the topo map; installation of a few monitoring wells so that definitive data can be collected on groundwater levels (M. Shea will verify elevations); for inactive and finished areas to be loamed and seeded; an annual report including quarterly groundwater elevation data; and owner to provide data on earth removed since special permit was issued so we can reconcile the tipping fees collected with the amount of material removed.
 - There was brief discussion about responsible party if tipping fee is insufficient. Mr. Callahan has a positive relationship with the previous owner so Mr. Callahan is amenable to contacting him if the need arises.

Adjourn – **Motion** by C. DiMarzio to adjourn at 7:36. Seconded by F. Urban.

Minutes Approved on: _____	
Starodoj	_____
DiMarzio	_____
Urban	_____
Kopacz	_____
Knight	_____

*Prepared by Judi Mosso
Planning & Community Development*