



TOWN OF WARE

Planning & Community Development

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Planning Board Minutes

November 2, 2016

Planning Board members present: Rick Starodoj (Chairman), Chris DiMarzio (7:05), Fred Urban, Joe Knight, John Chabot (alternate)

Planning Board members absent: David P. Kopacz, Sr.

Public: (as taken from the sign in sheet and observation):
Stuart Beckley (Town Manager), Melina Bourdeau (*Ware River News*), Matt Chase (VHB), Greg Russell (VHB), Donald Frydryk (Sherman & Frydryk), Cy Nicoll (Aldrich Management), Sean Reaney (NSE)

Chairman R. Starodoj called the meeting to order at 7:00 p.m.

1. Administrative

- a. Approve minutes from October 19, 2016 – **Motion** by F. Urban to accept the minutes as presented. Second by J. Knight Sr. So, voted 4/0/0
- b. Review of notices from abutting towns – no action taken

2. SPR-2016-01 Charter Foods North, LLC, Major Site Plan Review, Taco Bell Restaurant, West Street

- Don Frydryk presented updated site plan with revisions made due to building being in the flood plan.
- Adjustments were made for enclosed dumpster location
- Propane tanks will be housed underground
- Plan outlines landscaping to provide screening and privacy for abutters
- Drainage report and storm water report meet all standards; water and sewer will exit onto West Street
- Greg Russell - VHP conducted a traffic study

- Expected traffic for site is estimated at 64 in the a.m. and 48 in the p.m. entering and exiting
- Chairman R. Starodaj commented that he could see a problem with the driveway and parking space along the building's proposed location interfering with the drive thru traffic
- J. Knight commented on traffic exiting from the plaza turning South (left) onto West St and questioned if there was a way to modify that area to replicate the intersection near Walmart and Advanced Auto Parts.
- G. Russell indicated that there may not be enough exiting and entering traffic to meet standards for a traffic light to be installed
- Chairman R. Starodaj recommended modifying the entrance of the plaza with scored concrete as to help guide traffic entering and exiting the plaza. He also questioned whether the extension of the current street striping should be done as to help with traffic flow and bring attention to the crosswalks
- J. Chabot suggested eliminating the first 4 parking spaces as you enter the plaza to help with the entrance flow of traffic
- C. DiMarzio commented that the Board has not heard from the Ware Police Department nor the Ware Highway Department with concerns or issues regarding traffic flow in and out of the plaza

Motion by J. Knight to approve site plan with the following adjustments to be made:

1. Scored concrete at the entrance to the plaza to assist traffic flow into and out of plaza
2. Stop line to be painted at the exit of the Taco Bell drive thru and plaza
3. Elimination of the first 4 parking spots that interfere with the entrance to the plaza.

Second C. DiMarzio. So voted 4/0/0.

[Ed. note: Neither the approved plan nor the Decision were signed this evening.]

3. Seaboard Solar Decommissioning Agreement

- Sean Reaney present for Nautilus Solar to discuss the agreement; stated that the procurement of the Ware portion of the project was to be finalized sometime this week and the West Brookfield side had already been completed.
- Board and S. Reaney agreed that the names in the agreement cannot be changed until all documents between Seaboard and Nautilus Solar have been finalized
- Board stated that Nautilus Solar is to obtain letter of representation from the land owner giving authorization to the Nautilus Solar group

- Discussion about the reduction of project size on the Ware side due to power specifications
- All agreed to table discussion regarding Agreement until the next meeting when all project transfers are expected to be finalized

4. General Discussion

- a. Regarding the proposed recreational marijuana use moratorium; further discussion will be held off until after the elections.

5. Adjourn – **Motion** by F. Urban to adjourn at 8:25 p.m. Seconded by J. Knight.

Documents reviewed at meeting:

SPR-2016-01 Charter Foods North, LLC, Major Site Plan Review application

Documents received at meeting:

None

*Respectfully submitted by
Veronica Slattery and
Judi Mosso, Assistant to the Director*

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