



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082

t. 413.967.9648 ext. 186 f. 413.967.9642

pcd@townofware.com

Planning Board Minutes

February 17, 2016

Planning Board members present: Rick Starodoj (Chairman), Fred Urban, David P. Kopacz, Sr.,

Planning Board members absent: Chris DiMarzio, Joe Knight

Staff present: Karen Cullen, Director of Planning & Community Development
Judi Mosso, Assistant to the Director

Public: As taken from sign-in sheet and observation:
George Rondeau

Chairman R. Starodoj called the meeting to order at 7:04 p.m.

1. Administrative
 - a. Approve minutes from January 20, 2016 - Motion by D. Kopacz to approve the minutes as presented, seconded by F. Urban. So voted 3/0/0.
2. ANR Boundary Line Adjustment, Gary Moulton, Quality Milk, Inc., 294 Palmer Road
There was discussion about the property and ANR request. Motion by D. Kopacz to approve the ANR as presented. Seconded by F. Urban. So voted 3/0/0.
3. Director's update on Pennybrook Estates subdivision – K. Cullen presented a plan of the subdivision with notes regarding current ownership, locations of guardrails, streetlights, and common driveways. She reported that Todd Marion of MRT Development is working toward town acceptance of the road but that will be on the Special Town meeting in the fall, not Annual Town Meeting this May. Karen has been researching the documents for any potential problems before the town can accept the road. There was discussion about the homeowners' association (HOA) fee account and the fact that the Town is to be named on the account to have access in the event the HOA fails to take care of its responsibilities related to the drainage basin, potential

issues with said account not being created for many years, question of placing a lien on the property (most members felt a lien was counterintuitive and the same safeguard was provided by the town account), ownership, financing, the need to have a clear indication of who is responsible for what, responsibilities of storm water maintenance, guardrails, LED street lights and energy bill, shared driveways and conservation concerns, and to possibly modify the HOA agreement to state that it automatically is in place at the time of the town’s road acceptance. Karen will review minutes for the Board’s intent regarding shared driveways.

- 4. Other – Karen mentioned that there was interest in Old Yorkshire Estates subdivision, possibly for a campground.

- 5. Adjourn – **Motion** by D. Kopacz to adjourn at 7:41 pm; seconded by F. Urban.

Documents reviewed:

January 6, 2016 minutes
SP-2015-05 application

Documents received at meeting:

none

*Respectfully submitted by Judi Mosso
Assistant to the Director*

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