



# TOWN OF WARE

## Planning & Community Development

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### Planning Board

Meeting Minutes from  
**Wednesday, February 15, 2017**  
Board of Selectmen's Conference Room

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

**Planning Board members absent:** Chris DiMarzio

**Staff present:** Rubén Flores-Marzán, Director of Planning & Community Development  
Judi Mosso, Assistant to the Director

**Public:** (as taken from the sign in sheet and observation)  
Karen Hubacz- Kiley (Bond Construction)

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

1. Administrative

Approve minutes from December 7, 2016 – **Motion** by F. Urban to accept the minutes as presented. Second by D. Kopacz. So voted 4/0/0.

Town notices – The Board reviewed legal notices from abutting towns.

2. Discussion re earth removal (gravel pit) operations at Babcock Tavern Road  
(owner Irene Kulas)

- Hubacz-Kiley, COO, of Bond Construction presented an update on the activity
- Submitted a Google map dated 2017 (no title)
- Property is in Chapter 61A
- Owner/operator not required to submit annual extension request as project was given an agricultural exemption

- 3. Other – Board is looking for a final plan from APR Towing (see 2016 Special Permit).
- 4. Adjourn – **Motion** by F. Urban to adjourn at 7:30 p.m., second D. Kopacz. Unanimous.

**Documents reviewed:**

December 7, 2016 meeting minutes

**Documents received:**

Google map dated 2017 (no title) of Kulas property on Babcock Tavern Road

|                                   |       |
|-----------------------------------|-------|
| <b>Minutes Approved on:</b> _____ |       |
| Starodoj                          | _____ |
| DiMarzio                          | _____ |
| Urban                             | _____ |
| Kopacz                            | _____ |
| Knight                            | _____ |

*Respectfully submitted by  
Judith P. B. Mosso, MPA  
Assistant to the Director*