



TOWN OF WARE

Planning & Community Development

126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 186 pcd@townofware.com

Planning Board

Meeting Minutes from
Wednesday, April 4, 2018
Board of Selectmen's Conference Room

- Planning Board members present:** Rick Starodoj (Chairman), Josh Kusnierz, Fred Urban, David Kopacz, Sr., Edward Murphy (Alternate)
- Planning Board members absent:** Chris DiMarzio (excused)
- Staff present:** Rubén Flores-Marzán, Director of Planning & Community Development
- Public:** (as taken from the sign in sheet and observation): Kevin R. Johnson (Close, Jensen & Miller P.C.), Fred Mielke (Optimus Sr. Living), Cory Garro (Close, Jensen & Miller P.C.), Christian Boysen (Optimus Sr. Living), Jack Cascio, Gary Buelow, Stuart Beckley

Chairman R. Starodoj called the meeting to order at 7:00 p.m. Attendees said the Pledge of Allegiance.

1. Administrative

- a. Clarify marijuana bylaw to Select Board and Town Manager – Town Manager stated that there will be a ballot question (by citizen petition) asking if citizens want to ban recreational marijuana facilities. He and J. Kusnierz provided information by the Cannabis Control Commission (CCC). Zoning did not address “marijuana cafés” (aka marijuana clubs or marijuana social lounges). Within a year, we should make an amendment to the Zoning Use Table to allow retail shops if the town decides to vote no on this town meeting article (meaning yes for retail).
- b. Approve minutes from February 21, 2018 – minutes were approved by unanimous consent.

- c. Review notices from abutting towns – J. Mosso will scan and e.mail any notices to the Board.

2. New Business

- a. Matt Woodward, informal discussion about SP and SPR application for warehouse property on Gilbertville Road – Mr. Woodward contacted J. Mosso stating that he was unable to attend tonight; nothing rescheduled.
- b. Optimus Senior Living, parking – Members from Optimus Senior Living gave a presentation.
 - C. Boysen reviewed the general history of the project
 - K. Johnson, landscape architect, reviewed
 - display boards
 - proposed design concepts including streetscape, parking and landscape
 - old trees to be removed
 - F. Mielke provided detailed narrative about
 - water heaters and high-occupancy boilers
 - building will be 3 stories as opposed to 4 as originally proposed
 - elevators
 - 119 market rate units
 - rent includes heat/AC
 - sprinkler system in place on plans
 - UST planned; high efficiency boilers, cooling tower, etc.
 - Optimus has 2 locations in MA (Westfield and Ware)
 - the state makes a determination for project type, not the developer
 - units include independent living, assisted living, and memory care units (memory care is fully staffed)
 - company owners are from the region
 - operating costs
 - \$1.5 million budget, spent locally
 - \$1 million for local purchases
 - Influx of economic activity from visitors
 - Partnerships with senior center, Whorshop13, Baystate Mary Lane, potential CAN/nursing program
 - Clientele
 - Average age is 81
 - NOT affordable housing for the elderly
 - Folks who cannot be left alone any longer/take care of themselves
 - NOT a nursing home

Board discussion

- Access to site for private plows
- Turn around radius on side street

- Pedestrian connection to hospital with enhanced signage/safety elements
- Plantings and decorative walls are great
- Anticipate lighting glare for abutting neighbors, suggest vinyl fence
- Western edge of parking lot – consider snow removal storage
- Present impacts of traffic circulation
- LED lighting
- Consider trees and power lines; will provide additional input on trees
- Location of dumpsters
- Screening closer to building
- Building maintenance and staffing

Parking discussion

- Optimus would like to increase number of allowed parking spaces
- Board has latitude on parking requirements since regulations do not provide a formula that applies to this project

3. Discussion & Updates

- a. PVPC Delegate update – none at this time.
- b. Site Plan Review application for All Parts Racing (APR) – applicant has submitted SPR application; no need to rescind the 2016 Special Permit; public hearing scheduled for May 2.
- c. Wildflower Drive subdivision – Town manager says that nothing has happened with the bank (who owns the road). Chairman recommended that Town Counsel send letter to the bank; PB recommends strongly that town should NOT accept it in its current condition. However the Board recognizes that it is up to the town to decide.

4. Other

- a. Board membership - This is Dave Kopacz's last meeting as he is not running for re-election; he will still be the Conservation Agent as that is a paid, part-time position with the Town. Board will send letter of appreciation to Dave.
- b. Board member abstaining - J. Kusnierz will abstain from Melink Special Permit amendment as he consults for them on projects outside of Ware.

5. Adjourn –Adjourned at 8:23 pm by unanimous consent.

Documents reviewed:

February 21, 2018 minutes
Optimus landscape and draft plans

Documents received:

none

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

*Respectfully submitted by
Rubén Flores-Marzán, Director &
Judith P. B. Mosso, MPA
Assistant to the Director*