



TOWN OF WARE

Planning & Community Development

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Planning Board

Meeting Minutes from
Wednesday, June 6, 2018
Board of Selectmen's Conference Room

- Planning Board members present:** Rick Starodoj (Chairman), Josh Kusnierz (Vice Chairman), Fred Urban, Chris DiMarzio, Edward Murphy (Alternate)
- Planning Board members absent:** Joe Knight
- Staff present:** Rubén Flores-Marzán, Director of Planning & Community Development
- Public:** (as taken from the sign in sheet and observation): Cory Garro, Close Jensen & Miller; Kevin Johnson, Close Jensen & Miller; K. Christian Boysen, Optimus Senior Living LLC; Christopher Zibbidoo, Close Jensen & Miller; George Staiti; Paul Opalinski; Barbara Zins; Tracy Opalinski; Joseph R. Koziol, Cebula Funeral Home; Robert J. Koziol, Cebula Funeral Home; Stuart Beckley; Denis Ouimette; Carol Zins; Fred Mielke, Optimus Senior Living LLC; Brenda Cooper; Patricia (Penny) Nicholas; Ron Goodrow; Jay [?]

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

1. **Administrative**
 - a. Approve minutes from May 16, 2018 – **Motion** by F. Urban to accept the minutes as presented. Seconded by J. Kusnierz. So voted 4/0/0.
2. **ANR-2018-02, Optimus Senior Living, LLC, and Baystate Mary Lane**

Two Boundary Line Adjustments at 73 South Street. C. Boysen presented the ANR and provided details about the additional sheet presented this evening. **Motion** by C. DiMarzio to approve the ANR as presented, including the addition of a fourth sheet

“3 of 17”, and for the Director to sign on behalf of the Board. Seconded by F. Urban. So voted 4/0/0.

3. **7:20 pm Public Hearing for Optimus Senior Living, LLC**

Major site plan review and special permit (SPR-2018-04 and SP-2018-01). The hearing opened at 7:25 pm; Ed Murphy, Alternate, was appointed to hear the case; the legal ad was read into record. Cory Garro, civil engineer, presented the project followed by Kevin Johnson, landscape architect.

DISCUSSION

- Parcel history, land use, planning and zoning background, topography
- Access to parcel (2 driveways)
- Grading elements, fencing, parking, lighting, service areas, buffers, utilities, safety
- Permeability/soil (good, stable soil), groundwater/water table

PROJECT PROPONENT

Mr. Garro:

- Addressed parking, traffic, engineering, drainage issues
- Improvements will address long-term drainage management issues
- Drainage system designed for 200-year storm event and will handle a 10-year event
- Project meets all state and local regulations
- Entire site will have construction perimeter of silt fencing system to control water and sediment
- All plans have required documentation to manage anticipated future drainage issues
- Traffic study anticipates 2% increase annually (existing speeds are 31-35 MPH)
- Road will function as a Level Of Service (LOS) grade of A/B (a “good grade”)
- Overall traffic impact is low
- Project has been staked for surveying purposes

Mr. Johnson:

- Presented landscaping, streetscape, design brief, plant species and features
- Wall sections will have vegetation and ornamental plants
- Trees at the rear will mature to 20’ high

DEPARTMENT COMMENTS

Conservation

- Straw bales to be specified instead of hay bales to prevent invasive species
- Double rows of staked straw bales shall be installed
- Entrenchment of the silt fence shall be constructed

- Request for on-site walk-thru by the Conservation Commission after site controls (prior to major disruption) are in place
- No further permitting from the Conservation Commission is required

P&CD

- Residents of Yale/William/Clifford use 73 South St lot as easy access to South Street; fencing/blockade is recommended since the property will be privately owned after the sale

Fire

- Dust control for demolition phase
- Need designation of fire lane
- Request space near main entrance reserved for emergency vehicles
- Request elevators be large enough to fit a stretcher
- Hydrant locations are sufficient
- Access looks adequate
- Fencing needed before demolition
- Request access from all 4 sides of building (e.g. 68 Church has grass grid so ambulance can drive over it)
- Will also work with applicant on finer details after architectural plans have been submitted and closer to building permit phase

Board of Health

- Will also work with applicant on finer details after architectural plans have been submitted and closer to building permit phase
- Town does not need pest control before demolition begins
- Architectural plan items to be reviewed include
 - Food services
 - Plumbing (anticipating variance applications)
 - Exterior grease trap
 - Salon
 - Nurses office
 - 1 elevator

DPW

- Possible exterior grease trap for kitchen (BOH will review)

Building

- Demolition was approved
- Will also work with applicant on finer details after architectural plans have been submitted and closer to building permit phase; review will include:
 - courtyard
 - egress/security
 - lighting
 - traffic

- narrative stated that an additional 1-3 ambulance calls/week are anticipated

Senior Center

- Will also work with applicant on finer details after architectural plans have been submitted and closer to building permit phase

Town Manager

- Suggest fence around detention pond (due to 5' depth) [Board disagrees, does not want to see it fenced in]
- Did not see hydrodynamic separator for the stormwater on the detail sheet (required?)
- Stake out permanent perimeter of building to see scale
- Provide info so the homeowner on Yale with solar is not shaded

PUBLIC COMMENTS

- Wanted short grass as part of landscaping in the rear of the property
- Homeowner with solar was assured that the building would not shade the panels
- Wanted Yale Ave to be open to allow access to the resident
- Question about drainage and how it could affect abutting properties; engineers assured abutters that drainage would be significantly improved along 67 South Street because of improvements made at 73 South Street
- Question about tree height and allowing for more manageable trees
- B. Cooper: Support for plan and thrilled about improvements to property
- Asked about lighting and satisfied with Mr. Johnson's answer
- Demolition questions were referred to the building permit stage
- Start date is after Optimus owns the parcel; new building footprint will be larger than what stands now, 3 stories
- Construction period will be approximately 15 months
- G. Staiti: supports project as it aligns with the Town's Master Plan

BOARD DISCUSSION & QUESTIONS

- Using Yale Ave to access rear of site
- Optimus shall provide consent to the Town to enable snow cleanup at the end of Yale Avenue
- Developer shall provide a "dead end" sign at the end of Yale
- Commended Optimus for strong landscaping plan; discussion about choice of tree species
- Lighting: minimize bright light and spill by shading
- Access from site to Baystate Mary Lane Outpatient Center/ER: depends upon elevations; hospital is accessed from opposite side off Marjorie St
- Traffic circulation is 2-way at both driveways

- Reviewed signage details
- Board discussed possible conditions in addition to the standard ones:
 - Lighting to be shielded and reviewed later during the building permit process; will include a visual examination upon project completion
 - Do not want to see retention pond fenced in; should allow space for vehicle access with a gate
 - Applicant will work with the Tree Warden to consider most appropriate trees especially at retaining wall
 - Standard hours of construction (template language)
 - Coordinate w funeral home activity during construction period
 - Coordinate with trash pickup to not interfere with service

Motion by E. Murphy to approve the site plan and special permit (SPR-2018-04 and SP-2018-01). Seconded by F. Urban. After discussion, E. Murphy amended motion to include the following conditions:

1. Lighting to be shielded and reviewed later during the building permit process; will include a visual examination upon project completion
2. Additional parking proposed by applicant is approved
3. Retention pond is not to be fenced in; should allow space for vehicle access with a gate
4. Applicant to provide a DEAD END sign for the beginning of Yale Avenue
5. Applicant will work with the Tree Warden to consider most appropriate trees especially at retaining wall
6. Applicant will coordinate with Cebula Funeral Home activity during construction period
7. Coordinate w funeral home activity during construction period
8. Coordinate with trash pickup to not interfere with service
9. Hours of construction and maintenance operation shall be:

Monday through Friday: 7:00 AM to 5:00 PM

Saturday 8:00 AM to 4:00 PM

NO operations on Sunday; NO operation of machinery for warm up or maintenance outside of the above hours. NO construction operations to occur on New Year's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. Emergency repairs and maintenance, including snow plowing, may occur at any time.

Seconded by F. Urban.

Roll Call vote:

Rick Starodoj	AYE
Josh Kusnierz	AYE
Fred Urban	AYE

Chris DiMarzio	AYE
Edward Murphy (Alt.)	AYE

So voted 5/0/0.

4. **Public Hearing** on SPR-2018-02, All Parts Racing, (continued from April 18)
Gary Buelow, owner, Major site plan review for additional parking at APR, 55 East Street location; Site Plan review was a condition of the 2016 Special Permit; Revised plan due to PB by June 1, 2018. The applicant requested a continuance. **Motion** by F. Urban to continue the hearing to the July 18 meeting. Seconded by C. DiMarzio. So voted 3/1/0 (Kusnierz).
5. **Public Hearing** on SPR-2018-01 (continued from April 18)
Forefront Power, major site plan review for proposed ground-mounted solar facility at Robbins Road capped landfill (owner: Inhabitants of Ware). The applicant requested a continuance to the June 20 meeting. **Motion** by F. Urban to continue the hearing to the June 29 meeting. Seconded by C. DiMarzio. So voted 4/0/0.
6. **Discussion & Updates**
 - a. PVPC Delegate update – none at this time
 - b. Wildflower Drive – none at this time
 - c. Marijuana-related items – none at this time
7. **Other** - none
8. **Adjourn** – **Motion** by E. Murphy to adjourn at 9:09 pm. Seconded by J. Kusnierz.

Documents reviewed:

- May 16, 2018 minutes
- ANR-2018-02, Optimus Senior Living, LLC, and Baystate Mary Lane
- Major site plan review (SPR-2018-04) for Optimus Senior Living, LLC
- Special Permit application (SP-2018-01) for Optimus Senior Living, LLC
- Continuance request for SPR-2018-02, All Parts Racing
- Continuance request for SPR-2018-01, Forefront Power (solar on capped landfill)

Documents received:

- Additional fourth page to ANR-2018-02

*Respectfully submitted by
Rubén Flores-Marzán,
Director of Planning & Community Development
and*

Judith P. B. Mosso, MPA
Assistant to the Director

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