



TOWN OF WARE

Planning & Community Development

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Ware, Massachusetts 01082

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Meeting Minutes from **February 25, 2015**

Zoning Board of Appeals

- Present:** Chuck Dowd, Greg Eaton, Phil Hamel, Lew Iadarola, Chairman, George Staiti, Alternate.
- Staff:** Karen Cullen, Director of Planning & Community Development
Judi Mosso, Assistant to the Director
- Public:** Karen Toelken, Edward Toelken

L. Iadarola opened the meeting at 7:00 pm.

1. Minutes of January 28, 2015 -Minutes were approved and signed as presented. There was brief discussion that the Town does not allow "call in" participation for any municipal boards. Also, MGL and the Home Rule Charter does not allow a Select Board member to serve as a substitute on the ZBA if there is no quorum.

2. Housekeeping Items

Karen announced that this spring, the Town Clerk will offer Open Meeting Law (OML) training, possibly as a one night session for all appropriate town parties. Also, online ethics training is due this year so all municipal board and staff members are required to take the exam.

There was brief discussion about who is interested in attending the Citizen Planners Training Conference 3/21.

3. V-2015-02 Edward & Karen Toelken - L. Iadarola opened the public hearing at 7:15 p.m. for a variance to Section 1.9.2.A.3 to allow a 24x27 addition to the home which will encroach the side setback.

L. Iadarola gave a brief synopsis of the process for the hearing, then read the public hearing notice. He appointed Alternate Member George Staiti to the ZBA for this hearing and decision. There was discussion about: why the variance was requested (proposed addition encroaches setback established in the zoning bylaw); the size of the lot; the abutting parcel contains the septic system for the homeowners across the street; the topography of the lot; size of proposed garage; possibly moving the Toelken's

septic pipe; extending the driveway; roof pitch; soil type in area. There was lengthy discussion of alternatives including building the addition on the other side of the house, between the septic system and the current house, or to the back, where the existing deck is located. The applicant will consider alternatives.

MOTION by Phil Hamel to continue the public hearing for V-2015-02 , with the applicant’s concurrence, until 7:15 on April 22, 2015.

SECOND by Chuck Dowd
Motion passed 5/0/0.

MOTION by G. Eaton to adjourn at 8:07 pm. Seconded by C. Dowd.

Minutes approved on: _____
Lew Iadarola _____
Phil Hamel _____
Chuck Dowd _____
Greg Eaton _____
George Staiti _____