Case #: <u>SPA-2013-001</u>



TOWN OF WARE

Planning Department 126 Main Street, Suite G Ware, Massachusetts 01082 t. 413.967.9648 ext. 181 f. 413.967.9627

CERTIFICATE OF DECISION SITE PLAN REVIEW

Approval Date: July 17, 2013

Project Name: Liquid Asphalt Services, Inc. – Garage

Location of Project: 291 Palmer Road

Assessor's Reference:

Owner:

10-0-108

Deed Reference: 11277/138; PB 163/7 (remaining land)

Zoning District: RB, Residential Business

Total Acreage: 2.13 ac.

Type of Use: Garage for equipment (oil truck) storage

Building Area: 3,000 sq ft garage

Daniel R. Ogoley

Applicant: 291 Palmer Road

Ware, MA 01082

Daniel R. & Deborah A. Ogoley

84 Coffey Hill Road

Ware, MA 01082

Plans Prepared by: R.H. LeMaitre, PE, PLS

Plans Dated: June 10, 2013

Application Date: June 11, 2013

Public Hearing: July 17, 2013

PB Members: Chris DiMarzio, Vice Chairman; Fred Urban, Joe Knight, and David

Kopacz

PB Action: Approved with conditions. This Site Plan is approved under

Section 7.4 of the Ware Zoning Bylaw.

Sent by Certified Mail
#
Date:

¹ Planning Board Members who were appointed to vote on this case.

Summary Description of Application:

This application is to build a 30'x75'x13' high garage to house the equipment (two trucks, one for fuel oil and the second for tack coating for paving, plus one backhoe and other sundry equipment) for the business (fuel oil deliveries during the heating season and pavement tack coating during the construction season); the existing house and garage are to remain in residential use. The driveway to the new garage will be gravel, and there will be an infiltration basin for the roof drainage from the new garage. It is the Board's understanding, and the decision is based on this, that the amount of fuel oil remaining in the truck while on site is 1,000 gallons or less, thus minimizing risk of significant oil spills.

The Ware Planning Board, as Permit Granting Authority pursuant to Section 7.4 of the Ware Zoning Bylaw, voted 4/0/0 to approve the Site Plan application for Daniel R. Ogoley to build garage at 291 Palmer Road as previously described, with the following conditions:

- 1. Install and maintain on site (in the garage) at all times an oil spill kit.
- 2. Keep on site at all times booms of sufficient size and length to prevent oil spills from exiting the garage at all doorway openings.
- 3. All activities on site must be in compliance with the Ware Zoning Bylaw and all applicable regulations, including but not limited to the State Building Code, MA DEP regulations, and US EPA regulations.
- 4. There shall be no outside storage of materials, and specifically there shall be no stockpiling of fuel oil on the site other than what is inside the trucks or used for servicing the buildings (e.g. oil for heating).
- 5. Outside lighting shall be installed at the doorways and shall be in compliance with the Zoning Bylaw.

[Continued on the next page.]

For the Ware Planning Board:

Rick Starodoj, Chairman
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Chris DiMarzio, Vice Chairman
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Joe Knight -
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David Kopacz