

public notices

Notice of Public Hearing Planning Board LEGAL NOTICE SP-2024-13

NOTICE is hereby given that the Ware Planning Board, acting as the Special Permit Granting Authority, will hold a Public Hearing on **THURSDAY, September 5th, 2024 at 7:05pm**, on the application of Ware Solar, LLC, for a Special Permit Extension (currently SP-2024-13, extending original permit SP-2019-04 and SPR-2019-03) under Section 4.8.3, Large Ground-Mounted Solar Facility, of the Zoning Bylaw, and pursuant to MGL Chapter 40A. Pursuant to Chapter 22 of the Acts of 2022, this hearing will be conducted in person and via remote means, in accordance with applicable law. This means that members of the Planning Board as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be held in the Board of Selectman's Meeting Room, 126 Main Street, Ware, MA. It is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of public. The meeting may be accessed remotely via zoom. Go to <https://zoom.us/join> or join by phone. Phone Number: 929-205-6099; Meeting ID: 784 604 1861; Password: 01082.

SITE LOCATION: 45 Greenwich Plains Rd., Ware, MA. Said premises being further described in deeds recorded in the Hampshire County Registry of Deeds, Book 13457, Page 159 and Book 10506, Pg 121. Property is also identified as Assessor's Parcel 22-0-12 and 22-12-01. Zoned: Rural Residential

(RR). A complete copy of the application can be found at the Town Clerk's office and on the Planning & Community Development Department website under Recent Filings. Anyone interested or wishing to be heard on the application should appear at the time and place designated.

WARE PLANNING BOARD
Kenneth Crosby, Chairman
08/22, 08/29/2024

LEGAL NOTICE
In accordance with the provisions of the Massachusetts General Law 105A, for the purpose of satisfying the liens of Country Corners Storage. The contents of the following storage units will be sold for non-payment:

Corrie Niewenhoff
Building 1 Unit 4
Building 1 Unit 15
Saturday, August 24, 2024 at 9 a.m. at Country Corners Storage, 148 Dresser Hill Rd. in Southbridge, MA.

Erica Shea
Building 2 Unit 10
Saturday, August 24, 2024 at 12 p.m. at Country Corners Storage, 50 Greenwich Rd. in Ware, MA.
Tel 413-967-6095
08/15, 08/22/2024

Community Outreach Meeting
Hardwick Mill Greenery Inc. the proposed cannabis cultivator, is giving notice of a Community

Outreach Meeting to be held on **September 6, 2024 at 5:15 pm at their proposed location: 94 Main St. Hardwick, MA 01031.** The project is unchanged and moving forward but an updated meeting is required. There will be an opportunity for the public to ask questions or, email ezra@blueskiescan.com, their consultant. 08/22/2024

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 57 Warebrook Drive, Ware, MA 01082

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Emil Lumbis to Albank, FSB, and now held by Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Charter One Bank, N.A. f/k/a Charter One Bank F.S.B. s/b/m Albank, FSB, said mortgage dated July 15, 1997 and recorded in the Hampshire County Registry of Deeds in Book 5156, Page 1, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on September 25, 2024 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land situated in said Town of Ware, together with the buildings thereon situate, and shown as Parcel 57 on plan entitled: "DEFINITIVE PLAN WAREBROOK VILLAGE, WARE, MASSACHUSETTS": dated May 9, 1972, by Engineer: Bradford Saivetz & Associates, Inc., and recorded with Hampshire County Registry of Deeds, Plan Book 83, Page 50, and

bounded and described as follows:

BEGINNING at a point marking the northwesterly corner of said Parcel 57, said point being 339.76 feet distant, as measured along the easterly sideline of the Way shown on the plan, from a point marking the intersection of said sideline with the northwesterly street line of Eagle Street; thence leaving said sideline

S. 65° 47' 00" E. by Parcel 56, as shown on said plan, 117.43 feet; thence running

S. 24° 13' 00" W. by land now or formerly of Edwin C. and Francis L. Harder, 22.00 feet; thence running

N. 65° 47' 00" W. by Parcel 58, as shown on said plan, 116.99 feet to said sideline; thence following said sideline

NORTHERLY by a curve of 100.00 feet, radius 9.38 feet; and thence still following said sideline

N. 24° 13' 00" E. 12.63 feet to the point of beginning. Containing about 2,582 square feet.

SUBJECT to a ten (10) foot wide drainage and walkway easement as shown on said plan.

SUBJECT to easement rights granted to New England Telephone and Telegraph Company, as set forth in instrument dated May 14, 1973, and recorded as aforesaid, Book 1705, Page 292.

SUBJECT to easement rights granted Massachusetts Electric Company, as set forth in instrument dated March 19, 1973, and recorded in Book 1702, Page 201.

SUBJECT to Declaration of Covenants, Conditions and Restrictions as set forth in instrument dated January 7, 1974, and recorded as aforesaid, Book 1752, page 291, if in force and applicable.

BEING the same premises conveyed to the mortgagor herein by deed of Federal Home Loan Mortgage Corporation, dated June 30, 1997 and recorded simultaneously herewith.

The description of the property contained in the

mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated June 30, 1997 and recorded in the Hampshire County Registry of Deeds in Book 5155, Page 349.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date

of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762

Attorney for Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Charter One Bank, N.A. f/k/a Charter One Bank F.S.B. s/b/m Albank, FSB

Present Holder of the Mortgage
(401) 217-8701
08/22, 08/29, 09/05/2024

Hardwick Planning Board Notice of Public Hearing

Notice is hereby given that the Hardwick Planning Board per Hardwick Zoning Bylaw, Sections 3.2.6.1.3 and 5.0 will hold a Public Hearing on **Tuesday, September 10, 2024 at**

6:45PM at the Municipal Office Building, 307 Main Street, Gilbertville, MA.

This Hearing is regarding the application for Site Plan Approval by Trinity Solar to install a residential ground-mounted solar energy facility having a name plate capacity of 10 or more kilowatts (14.175kW DC) at 1125 North Road, Hardwick. A complete copy of the application can be inspected at the Municipal Offices in the Town Clerk's office during posted business hours. All interested parties are asked to attend.

Interested parties may also view this Legal Notice at <http://masspublicnotices.org>
Hardwick Planning Board
Jenna Garvey, Chair
08/15, 08/22/2024

PUBLIC NOTICES ARE NOW ONLINE

- 1 Email all notices to notices@turley.com
- 2 Access archives and digital tear sheets by newspaper title.
- 3 Find a quick link to the state of Massachusetts' public notice web site to search all notices in Massachusetts newspapers.

Public notice deadlines are Mondays at noon, Fridays noon for Monday holidays.

visit www.publicnotices.turley.com

EARLY DEADLINES

In observance of Labor Day,

PUBLIC NOTICES

EARLY AD DEADLINE

Place your public notice

no later than 12 noon

Friday, August 30

- Thank you!

Friends of Ware Town Hall host autumn porch pot fundraiser

WARE - The Friends of Ware Town Hall are planning another of their "famous" Sunday afternoon fundraising workshops at Bemis Farms Nursery in Spencer on Sunday, Sept. 8 at 1 p.m.

The project for this workshop will be a beautiful four-foot long straw broom decorated with colorful dried flowers. The broom is suitable for hanging on a protected front door or a wall or door inside the home.

The fee is \$35 per person, payable in advance with all supplies and hands on instruction provided by Bemis Nursery located at 29 North Brookfield Road, Spencer.

Make plans to attend this fun workshop with a group of friends and/or family and send your check for registration to: Friends of Ware Town, P.O. Box 692, Ware, MA 01082

Be sure to include a phone number where you can be reached and the names of any others who will be attending with you. The reservation deadline is Tuesday, Sept. 3.

All are welcome to join the Friends for an afternoon of laughter and creativity.



READING NEWSPAPERS IS A QUEST LIKE NO OTHER

Are you having difficulty communicating with your partner, struggling with boundaries, and healthy relationships?

We invite you to join us Friday afternoons from 1-2:30 pm to explore these topics and more.

This group will be held in zoom, is educational, confidential, and free.

Please contact **Pat James 413-726-8661.**

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TOWN OF WARREN Wastewater Treatment Plant Operator Mechanic Position JOB POSTING



The Wastewater Treatment Plant is seeking a full-time Operator/Mechanic. This full-time position is five consecutive days a week which may include Saturdays and/or Sundays, overtime, holidays, and mandatory on-call. A generous benefit package is available including health insurance in which the Town pays 75% of the premium. Requirements: HS Graduate; preferably 3 years' experience in the operation and mechanic of a wastewater treatment facility or any equivalent combination of education and mechanical experience will be considered. Must obtain a Grade 4 or higher Massachusetts Wastewater Treatment Plant License within the first six months of employment. Must possess a valid driver's license and a clean driving record. Potential for advancement and growth.

The pay scale ranges from \$23.28 to \$31.29/hour based on relative work experience, educational background, and professional licenses.

Resumes and Cover letters will be accepted until the position is filled. Please forward your resume and cover letter to the **Town Administrator, Jim Ferrera, townadministrator@warren-ma.gov or mail to 48 High Street, P.O. Box 609, Warren, MA 01083-0609.**

Town of Warren is an Equal Opportunity Employer

TOWN OF WARREN FIRE DEPARTMENT JOB POSTING

Full-time Firefighter/EMT



The Town of Warren Fire Department is accepting resumes and cover letters for the position of **Full Time Firefighter/EMT.**

Minimum requirements include high school diploma or GED, non-smoker, valid MA driver's license, and certification as a National Registry or MA EMT. The ideal candidate for the position is progressive in the fire, rescue and EMS field and Firefighter I/II certified. Candidates should be customer service oriented.

STARTING SALARY \$22.42 PER HOUR

The employment application may be found on the Town website: www.warren-ma.gov under the volunteer and employment tab. Submit cover letter, resume, copies of all diplomas/certifications/licenses and mail the completed Town application to:

**Warren Fire Department
PO Box 608, Warren, MA 01083**

Application deadline is September 6, 2024

Successful candidates will be subject to C.O.R.I. check, Physical Ability Testing (PAT). Medical exam and character evaluation.

The Town of Warren is an equal opportunity employer and does not discriminate on the basis of race, color, religion, sex, national origin, disability, sexual orientation or age.

Job Connection

HELPING YOU FIND HELP

The Ware Housing Authority (WHA) is seeking a qualified and experienced Program Administrator

The Authority's portfolio includes Ch. 667 Elderly/Handicapped, Ch. 705 Family and Section 8 Housing Choice Vouchers. The candidate should be familiar with both the Executive Office of Housing and Livable Communities (EOHLC) and U.S. Department and Urban Development (HUD) program requirements.

Tenant Intake/Outreach, Maintenance of waiting lists, Assist program participants to secure appropriate housing and complete all associated paperwork. Negotiate with landlords for comparable rents. Attend training sessions. Administer the Section Program, Ch. 667 and Ch. 705. Including but not limited to all other tasks as assigned.

Possess excellent written and verbal skills, ability to communicate effectively. Familiar with centralized public housing wait lists, (CHAMP) housing software, HUD and EOHLC databases.

The maximum salary is \$50,286 and is dependent upon experience. The required work hours are 37.5 hours per week and the position includes excellent benefits. The candidate will be subject to qualification verification prior to employment.

To apply in confidence please submit a cover letter and resume to Linda Hanssen, Executive Director, Ware Housing Authority at lindashanssen@gmail.com.

Maintenance Supervisor

The Ware Housing Authority is seeking a qualified full-time Maintenance Supervisor. The incumbent is expected to oversee and perform routine and preventative maintenance of the Ware Housing Authority's entire housing portfolio includes 86 units of Ch. 667 Elderly/Handicapped, 23 units of Ch. 705 family and 61 Section 8 Housing Choice Vouchers.

The position has management responsibility covering a wide range of duties, including but not limited to, overseeing maintenance staff, contractors, and any additional help to assist with maintenance and repair work and the operation of equipment and vehicles. Oversight of Capital Improvements, Modernization Projects and Massachusetts CAPHUB.

Responsible for scheduling and record keeping of all property mechanical systems such as fire alarms and fire extinguisher inspections. The work requires basic skills such as plumbing, carpentry, electrical, masonry, painting, janitorial and landscaping. The job requires the ability to operate motor vehicles, move heavy objects and lift and carry items up to 75 pounds working in a variety of conditions.

Must have a valid drivers license and be insurable under Housing Authority insurance. The selected applicant must be able to pass a criminal back ground check (CORI).

The maximum salary is \$ 73,632 and is dependent upon experience, education and certifications in accordance with EOHLC Maintenance Supervisor Schedule. (MMA) Massachusetts Maintenance Supervisor certification will be required in a timely manner if applicant is hired. The required work hours are 40 hours per week and the position includes excellent benefits.

To apply, in confidence please submit a cover letter and resume to Linda Hanssen, Executive Director at warehousing@comcast.net.

Diverse applicants are encouraged to apply.
The Ware Housing Authority is an Equal Opportunity Employer.