



## PLANNING BOARD

## TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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### MEETING AGENDA

Monday, July 31, 2023

Board of Selectmen Meeting Room

Webster Town Hall, 2<sup>nd</sup> Floor

6:30 p.m.

#### 1. Call to Order & Announcements

Please be advised that this meeting is being recorded.

#### 2. Action Items

- a. Reorganization and Elect CMRPC Delegates
- b. Annual Worcester District Registry of Deeds Signature Form
- c. Draft Meeting Minutes
- d. Request for Bond Reduction – Pinewood Estates II – portion of Oakwood Drive – Joyce Szeredy
- e. Open Meeting Law Complaint – Karen Bartholomew, 30 Point Pleasant Road – Meeting Minutes; vote to acknowledge receipt of complaint and authorize staff to respond.
- f. Open Meeting Law Complaint – Kristin Valeri, 298 Thompson Road – Public Meeting Procedure for 114 Point Breeze Road; vote to acknowledge receipt of complaint and authorize staff to respond.
- g. Draft Decision: Modification of a Site Plan - Sales and Commercial Parking - 300 Thompson Road - Three Hundred LLC (Applicant / Owner); Assessor ID 34-A-6-0; Site is located in both a Business 5 (B5) zoning district.

#### 3. Public Hearings

- a. Special Permit Application – Add an Electronic Message Sign to an Existing Sign – 63 East Main Street (Assessor ID 15-G-25). Signarama Worcester (Applicant); East Main Street Management (Owner). Site is located in a Business 4 (B4) zoning district. Continued from 6/26/23.

#### 4. Public Meetings

- a. Public Meeting and Draft Decision: Stormwater Permit Application – Substation Site Improvements – 52 Worcester Road – New England Power Company (Applicant Owner); Assessor ID 87-A-2-0; site is located in an Industrial (I) zoning district. Continued from 6/26/23.
- b. Site Plan Review and Stormwater Management Application - Renovation of Bartlett High School, Grounds, Playing Fields and Other Site Facilities at 52 Lake Parkway, Webster, MA - Assessor ID 12-E-16 - Webster Public Schools (Applicant/Owner). The site is located primarily in a Single Family Residential (SFR) zoning district and partially within a Business 5 (B5) zoning district. Continued from 6/26/23.

REC'D WEBSTER TOWN CLERK  
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- c. Modification of a Site Plan - 74 Worcester Road - Assessor ID 88B-42-41 - UHaul - AMERCO Real Estate Company (Applicant / Owner); site is located in a Business 5 (B5) zoning district. Continued from 6/26/23.
- d. Chapter 91 Simplified License Pre-Application – 4 Fairfield Street – Vincent Kubic.
- e. Chapter 91 Simplified License Pre-Application – 31 Wakefield Street – Kenneth Morey, Jr. & Michelle Sherillo.

**5. Discussion Items**

- a. Engineering Update - CHA Companies
- b. Odor Mitigation Update - Marijuana Cultivation Facility - 30 Worcester Road – Curaleaf
- c. 56 Worcester Road – Violation – Clearing exceeding 10,000 square feet

**6. Next Meeting Date – August 28, 2023**

**7. Adjournment**