



PLANNING BOARD

TOWN OF WEBSTER
350 Main Street, Webster, MA 01570
(508) 949-3800 x4010
www.webster-ma.gov
planning@webster-ma.gov

****REVISED****

MEETING AGENDA

Monday, September 25, 2023
Board of Selectmen Meeting Room
Webster Town Hall, 2nd Floor
6:30 p.m.

REC'D WEBSTER TOWN CLERK
SEP 25 '23 AM 11:50

1. Call to Order & Announcements

Please be advised that this meeting is being recorded.

2. Action Items

- a. Reorganization and Elect CMRPC Delegates
- b. Draft Meeting Minutes
- c. Approval Not Required (ANR) Under Subdivision Control Law – 10 Harry's Way – Matt Ceppetelli (Applicant / Owner).
- d. Request for Determination of Minor Modification – Special Permit – Lot Coverage Exceeding 40% - 70 Bates Point Road – Hadeer Shaikhly (Applicant / Owner); Applicant is proposing a reduction to the previously approved impervious area; submittal of soil retention and excavation support plan.
- e. Site Plan Endorsement Set – 300 Thompson Road – Commercial Parking and Sales and Determination of Minor Modification – Three Hundred LLC (Applicant / Owner).
- f. Chapter 91 Simplified License Application 23-WW-PRE_0069-APP, Dock to be located at 4 Fairfield Street, Vincent Kubic (Applicant).
- g. Chapter 91 Simplified License Application 23-WW-06, Dock to be located at 27 Bates Grove Road, Tom Klebart (Applicant).
- h. Draft Decision: Modification of a Site Plan – Garage for Commercial Parking – 114 Point Breeze Road – WEF, Inc. (Applicant); Berthiaume Construction Corp. (Applicant); Assessor ID 46-9-A; site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

3. Public Hearings

- a. Special Permit Application (Signage) and Site Plan – Gasoline service station, a convenience store with drive through, and signage to be located at 128, 130, 132, 138 East Main Street and 6 Thompson Road (Assessor ID 25-E-6, 24-E-7, 25-E-8, 25-E-9, 25-E-10). The application was submitted by Yatco Energy, c/o Bacon Wilson, P, 6 South East Street Amherst, MA 01002 (Applicant), and New England Realty Ventures LLC, 218 Main Street, Webster, MA (Owner). Said site is located in a Business with Sewer (B4) zoning district.

REC'D WEBSTER TOWN CLERK
SEP 25 '23 AM 11:52

4. Public Meetings

- a. Public Meeting and Draft Decision: 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 8/28/23.
- b. Modification of a Site Plan to construct a new per- and polyfluoroalkyl substances (PFAS) facility at 6 Memorial Beach Drive, Webster, MA; Assessor ID 76-C-1-0. Said site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- c. Modification of a Site Plan to construct a new per- and polyfluoroalkyl substances (PFAS) facility at 29 Bigelow Road, Webster, MA; Assessor ID 18-A-1 and 22-A-6-1-0; Town of Webster Water Department, 38 Hill Street, Webster, MA (Applicant / Owner). Said site is located in both a Single Family Residential (SFR) zoning districts.

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
- d. 7 Malden Drive – Batten Street Solar Project – Noise Mitigation Update

6. Next Meeting Date – October 30, 2023

7. Adjournment