

**Town of Webster / Planning Board
Minutes of the Meeting
October 27, 2014**

Attending: Members: Paul LaFramboise Thomas Klebart, and Denise Moberg
Scott D. Charpentier, P.E.
Meagen P. Donoghue, Planner/Clerk
Engineering Consultant – Chuck Eaton, P.E., CME

Absent: Charles Ceppetelli and Michael Dostler

Meeting called to order: 7:10 p.m.

Basement Conference Room

Ms. Moberg mad a motion to approve minutes of October 6, 2014 meeting; Mr. Klebert second; vote all in favor.

Public Hearing – Continued – BWC Chochalog River, LLC – 0 School Street -- Site Plan Application, Commercial Solar Farm

Mr. Charpentier conveyed that applicant requested via email to withdraw without prejudice their application for Site Plan Review. Mr. Klebart made a motion to accept the application withdrawal; Ms. Moberg second; vote all in favor.

Public Meeting – Continued – Webster Crossing – 170 Thompson Road –Site Plan Application, Commercial Development

Mr. Eaton from CME Engineering noted the lighting trespass; Chair LaFramboise requested a bypass lane to be striped and all retaining wall faces to have matching patterns. Ms. Moberg motioned to approve Site Plans with conditions to lower poles from 16' to 14' as needed to eliminate trespass onto residential area, legal instrument of storm water O & M covenant, stripe bypass with labels, single type of retaining wall design or form lining to provide matching wall design; Mr. Klebart second; vote unanimous.

Public Hearing – AA Transportation -- Special Permit – Watershed Overlay – Bus Storage, Business Office & Minor Repair Facility— 0 Lake Parkway

Chair. LaFramboise opened the Public Hearing at 7:35 p.m. in which the applicant representative presented plans and scope of work and stated AA Transportation proposes to have a lot where school busses and 4-5 charter busses are stored; include a 3600 s.f. building connected to water and sewer, 26 spaces for busses and 22 for cars along the perimeter of the lot. Also proposed was a lighting plan, drainage basins and swales, landscaping and use of the current 25'-wide entrance. Applicant asked Board if site can use existing curb cut or to use the Town's requirement of 24'.

Chair LaFramboise opened comment period for community members present. Several residents provided comments and questions which are summarized as follows:

- Proposed building is lower than the houses—views, lighting and sound will be present from the abutting neighbors;
- Property values will be negatively affected by development;
- Increased traffic impacts will exist;
- Odor and air quality concerns;

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- Is there a wetland in the area?
- What are the operational times for lighting?
- Concern that ¾ of abutters have health issues and site development will worsen;
- Provide warning signage;
- Abutters on Nipmuk concerned of health risks associated with fumes;
- Resident was concerned about the current state of drainage (currently a culvert leads onto property) and how it will be addressed;
 - Town requested culvert analysis for Lake Parkway
- Bennett Smith does not want any water dumped on his property; he had 8" of water in the past

Applicant requested to withdraw Special Permit without Prejudice due to only three (3) out of five (5) members present. Ms. Moberg made a motion to accept the Applicant's withdrawal without Prejudice; Mr. Kelbart second; vote unanimous.

Meeting continued to 8:00 p.m. November 24, 2014.

**Public Hearing – Hubbard Hospital -- Special Permit – Signs – Sign Size Exemption— 340
Thompson Road**

Public Hearing opened at 8:54p.m followed by no discussion. Ms. Moberg motioned to continue the meeting to 7:05 p.m. on November 10, 2014. Mr. Klebart second; vote unanimous.

**Public Hearing – Verizon Wireless - Special Permit and Site Plan --Wireless Communication
Facility – Sitowski School, 29 Negus Street**

Public Hearing opened at 8:56p.m followed by no discussion. Mr. Klebart motioned to continue the meeting to 7:20 p.m. on November 10, 2014; Ms. Moberg second; vote unanimous.

**Public Meeting – Rory Duquette – Site Plan Review– Recreational Storage Facility -- 0 (300)
Thompson Road**

Representative for the Applicant reviewed all seventeen (17) responses to CME's comments. Site Plan Review continued to November 10, 2014 at 7:40 p.m.

ANR 200 Gore Road –Webster Ventures.

Applicant presented scope of work, followed by a brief discussion. Ms. Moberg made a motion to endorse the ANR; Mr. Klebart second; vote unanimous.

ANR 61 Wawela -- Joe Watts

Applicant presented scope of work, followed by a brief discussion. Mr. Klebart made a motion to endorse the ANR; Ms. Moberg second; vote unanimous.

ANR 79-80 Hillside Avenue – Jeanne L. Katrenak, Jr.

Applicant presented scope of work, followed by a brief discussion. Ms. Moberg made a motion to endorse the ANR; Mr. Klebart second; vote unanimous.

ANR 25 Ash Street – Conrad Allen

Applicant was not present, Board discussed project. ANR held due to insufficient width to building line. Town to confirm with applicant.

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ANR 151 School Street – Conrad Allen

Applicant was not present, Board discussed project. Ms. Moberg made a motion to endorse the ANR; Mr. Klebart second; vote unanimous.

Other Business

None

**Next Meeting Dates – Monday, November 10, 2014 at 7:00 p.m.
Monday, November 24, 2017 at 7:00 p.m.**

Meeting Adjourned 9:37 p.m.

Respectfully Submitted,
Meagen P. Donoghue, MRP – Planner/Clerk

All correspondence, reports, plans and applications can be viewed at the Town of Webster Engineering Office, 350 Main St, Webster MA
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Minutes Approved: _____ Date: _____
Chairman