

**Town of Webster / Planning Board
Minutes of the Meeting
November 24, 2014**

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

Meeting called to order: ~~67:034~~ p.m.

Basement Conference Room

Approval of minutes from ~~October 27, 2014 and~~ November ~~2424~~, 2014.

Public Hearing – Verizon Wireless – ~~200 Gore Road~~350 Main Street – Special Permit Application and Site Plan Review

Chair LaFramboise opened the hearing at ~~67:3706~~pm. The representative for the applicant discussed the scope of the project of ~~a a teen-foot ten-foot~~roof-mounted cell installation on top of ~~an existing~~the Sitkowski School building, supported by an 8'x12' s.f. equipment area on a steel platform with screening to match existing surrounding. Mr. Eaton requested CME to provide erosion and soil control. Mr. Ceppetelli made a motion to close the public hearing, Mr. Dostoler second; vote: unanimous. Mr. Ceppetelli made a motion to approve the Special Permit and Site Plan Review for the installation of a cell facility with conditions that erosion controls be installed; Mr. Dostoler second; vote: unanimous.

Public Hearing – Continued – Verizon Wireless – Sitkowski School/350 Main Street – Special Permit and Site Plan Application, Wireless Communications Facility

Chair LaFrambois opened the public meeting at 7:26 pm. Ms. Donoghue stated the applicant requested a continuance until the December 15, 2014 at 6:35 p.m. Mr. Dostoler made a motion to continue the Public Hearing to December 15, 2014 at 6:35 p.m.; Mr. Klebart second; vote: unanimous.

Public Hearing – Bylaws – Adult Use Bylaw & Medical Marijuana; Boathouses, Wharfs, and Docks–

Chair LaFramboise opened the hearing at 7:40pm and Mr. Charpentier described the bylaw changes to include having Zoning District 4 allow for Medical Marijuana facilities, as well as changes to lot size of more than ten (10) acres. Mr. Charpentier noted that any future applications regarding these two issues would be under the Planning Board's purview. Discussion followed regarding the having one location for cultivation and retail, under the Bylaw change; or two for the separate functions—one in current Zoning Business District 5, and one in the proposed Zoning District 4. Dr. Karen Munkacy of Garden Remedies supported the Zoning Bylaw changes and discussed her story and why she wants to open a cultivation site in Webster.

Mr. Charpentier read the changes for the Boathouse, Wharfs, and Docks Zoning Bylaw Change. Discussion commenced about wording of the Bylaw Change. Mr. Charpentier recommended that the language be addressed at Town Meeting on December 8, 2014.

Mr. Klebart made a motion to close the hearing, Ms. Moberg second; vote: unanimous. Mr. Klebart made a motion to support the proposed changes to the Medical Marijuana Bylaw; Mr. Ceppetelli second; vote:

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unanimous. Mr. Ceppetelli made a motion to support the Boathouses, Wharfs, and Docks Bylaw Change; Mr. Dostoler second; vote; unanimous.

Public Hearing – Continued – AA Transportation – 0 Lake Parkway – Special permit – Watershed Overlay, Business Office and Minor Repair Facility

Chair LaFramboise continued the Public Hearing at 8:12 p.m. and noted that AA Transportation had formally requested withdrawal of their application for Special Permit. Mr. Klebart made a motion to approve withdrawal the Special Permit application without prejudice; Ms. Moberg second; vote: unanimous.

Public Meeting – Blue Wave Capital – 15 & 23 Cudworth Road – Site Plan Review, Solar Facility

Chair LaFrambois opened the Public Meeting at 8:14 p.m. The applicant and their engineer presented the scope of work for a 1.8 megawatt solar facility. Discussion followed. Mr. Charpentier requested condition that anti-tracking pad be required. Mr. Eaton asked about signage and area where excavation was to take place. The applicant responded. Mr. Ceppetelli made a motion to approve the Site Plan with conditions that the vegetation and drip edges be monitored; Mr. Klebart second; vote: unanimous.

Authorization Not Required (ANR) submittals:

ANR -- 274 Killdeer Island Road – Caouette Family Trust

Applicant was not in attendance to present scope of work. A brief discussion the project ensued. Ms. Moberg made a motion to endorse the ANR; Mr. Dostoler second; vote unanimous.

Other Business

Mr. Charpentier requested that the Dock’s Committee language regarding marinas be placed in the Parking Provisions section of the Zoning Bylaw. Chair LaFramboise stated that the parking requirements should also be tabular, and requested Mr. Charpentier to create a draft.

Next Meeting Dates –Monday, December 15, 2014 at 6:30 p.m.

Meeting Adjourned 8:58 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

Minutes Approved: _____ Date: _____
Chairman