

APR 28 2015

**Town of Webster / Planning Board
Minutes of the Meeting
February 23, 2015**

TOWN CLERK'S OFFICE

Attending: Members: Paul LaFramboise Thomas Klebart, Micheal Dostler, and Denise Moberg
Meagen P. Donoghue, Planner/Clerk
Engineering Consultant – Chuck Eaton, P.E., CME
Engineering Consultant – Peter Parent, P.E., CME

Absent: Charles Ceppetelli

Meeting called to order: 7:04 p.m.

Basement Conference Room

Mr. Klebart made a motion to approve minutes of December 15, 2014 meeting; Mr. Dostler second; vote all in favor.

Public Meeting – Indian Ranch Recreation, LLC – 200 Gore Road & 33 Killdeer Road -- Site Plan Application, Recreational Vehicle Parking Area

Representatives for the applicant outlined the scope of the application for Site Plan Review consisting of combining 16 RV sites with existing camp ground. Chair LaFramboise requested conditions including that berm at Infiltration Basin 3 must be revised to provide a minimum 8-foot width at elevation 494.65 or higher; must receive comment from the Webster Fire Chief for access at the gate and turn-around areas; the applicant must receive agreement for access to the service gate for safety purposes; and the water service must run from the property to road a consistent 2" meter line installed in an adequate sized hot box with access to the Town Water Department. Mr. Klebart made a motion to approve the Site Plan application with conditions; Mr. Dostler second; vote all in favor.

Public Hearing – JJC of Webster, LLC -- Special Permit – Sign Size Exemption

Chair. LaFramboise opened the Public Hearing at 7:25 p.m. in which the applicant, outlined plans and scope of work for a larger illuminated electronic sign. A brief discussion ensued. Mr. Klebart made a motion to close the Public Hearing; Mr. Dostler second; vote all in favor. Mr. Dostler made a motion to grant the Special Permit for a sign size exemption; Ms. Moberg second; vote all in favor.

ANR 115 South Shore Road – Richard Coes

Representative for the applicant presented scope of work, followed by a brief discussion. Mr. Dostler made a motion to endorse the ANR; Mr. Klebart second; vote all in favor.

Other Business:

35 Pearl Street

Ms. Donoghue noted that the applicant has been informed that any zoning changes need to come to Town Meeting through a Citizens' Petition. Also noted, the applicant recently submitted a letter stating that their project complies with MGL 40A § 9. However, due to wording, the Town of Webster's Zoning Bylaw does not allow for the applicant's suggestion of compliance. A letter has been drafted to the applicant and is being reviewed by Town Council.

**Webster Planning Board
Meeting Minutes of October 27, 2014**

Police Station As-Built Drawings

Ms. Donoghue stated the Police Station As-Built Drawings were reviewed and approved internally by the Town Engineer.

Chair LaFramboise asked Mr. Eaton of CME to update the Planning Board on the As-Built Drawings for Price Chopper and Hometown Bank and any other outstanding projects. Mr. Eaton said he would report back with specifics.

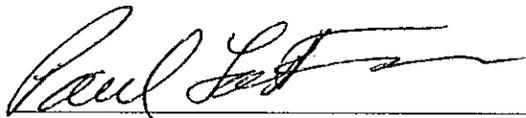
Next Meeting Dates – Monday, March 30, 2015 at 7:00 p.m.

Meeting Adjourned 8:05 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:


Chairman

Date: 4/27/2015