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**Town of Webster / Planning Board
Minutes of the Meeting
June 8, 2015, 7:00 p.m.**

AUG 18 2015

TOWN CLERK'S OFFICE

Attending: Members: Paul LaFramboise Thomas Klebart, Micheal Dostoler
Scott Charpentier, P.E. Engineer/Planner
Meagen P. Donoghue, Planner/Clerk
Engineering Consultant – Chuck Eaton, P.E., CME
Engineering Consultant – Peter Parent, P.E., CME

Absent: Charles Ceppetelli
Denise Moberg

Meeting called to order: 7:03 p.m.

Basement Conference Room

Mr. Klebart made a motion to approve minutes of April 27, 2015 meeting; Mr. Dostler second; vote all in favor.

Public Meeting – Harry's Way Realty – Site Plan Review Continued– 7 Harry's Way – Business Site of Barry Equipment Co., Inc.

Representative for the applicant provided the scope of work and addressed the concerns expressed by CME, including the storm water covenant, striping, stop sign location, building lighting, arbor vitae, and 38 parking spaces. Mr. Dostoler made a motion to approve the Site Plan for 7 Harry's Way. Mr. Klebart second; vote unanimous.

Public Hearing – Add-A-Sign/Aubuchon Hardware – 122 East Main Street – Special Permit – Sign Exemption

Mr. LaFramboise opened the Public Hearing and representatives from Aubuchon Hardware provided the scope of work, which included a sign 108 square feet in area and a second sign 40 square feet in area; both lit by LED lighting. Discussion ensued and the Board agreed that there was no impact to the abutters. Aubuchon asked if they would have a sign at their second/rear entrance. Mr. LaFramboise suggested that Aubuchon propose a non-illuminated directional sign on the back entrance within the 40 square feet size compliance. The representatives from Aubuchon submitted a drawing indicating where the back entrance direction sign is to be located as part of their application during the meeting. Mr. Dostoler made a motion to approve the sign size exemption for Special Permit for 122 East Main Street based upon having no impact to the abutting commercial neighbors, is protected by buildings on either side, has a natural tree line to the west side, the 300' plus distance from the road is suitable, and the size of the sign is reasonable given the size of the building. Mr. Klebart second. Vote: unanimous.

Public Meeting – Webster School Department – Webster Middle School, 75 Poland Street – Site Plan Review – Locker Room Renovation & Addition

Representative for the applicant provided the scope of work for the project including adding on a 500 square foot boys' locker room, and renovating the girls' locker room; all to be completed by September 15th. Mr. Eaton confirmed that all of the CME comments were addressed. Mr. Klebart made a motion to accept the Site Plan for the Webster Middle School. Mr. Dostoler second. Vote: unanimous.

Approval Not Required (ANR) Submittals:

**Webster Planning Board
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Webster Landfill Consolidation Plan

Ms. Donoghue stated that the Planning Board received correspondence from Coneco Engineering. Mr. Charpentier explained that Coneco is requesting the property go from two parcels to one.

Other Business:

123 East Main Street

Ms. Donoghue stated that the first condition in the property's site plan review, requesting the applicant to provide recorded storm water maintenance instrument, was not attainable. Mr. Charpentier noted that the applicant was unable to record the storm water instrument with the Registry of Deeds. Mr. LaFramboise suggested that in the future, applicants will be required to obtain and record a storm water covenant in place of the instrument, from the Registry of Deeds. He also suggested that covenants be retroactively requested by past applicants.

Additionally, the As-Builts for 123 East Main Street were discussed. Mr. Charpentier explained that he inspected the As-Builts and noted that all aspects were compliant. He also stated that one of the issues was the aisle width of the drawing was 14 feet wide, but when he measured, it was 13.5, yet in compliance with the Zoning Code. One of the outstanding issues was the lighting. Mr. Charpentier and Mr. Eaton were going to inspect the lighting and report back to the next meeting. Mr. Charpentier requested that the board table the vote for the next meeting.

Webster Ventures, LLC./Indian Ranch Marina & The Indian Princess

Ms. Donoghue noted that the Planning Board received communication from the MA Department of Environmental Protection stating that the Webster Ventures, LLC./Indian Ranch Marina has been tentatively approved for a Waterways License under MGL Chapter 91. Discussion ensued.

CME Monthly Status Report

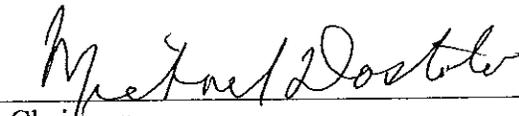
Mr. Klebart requested a review of this month's CME Monthly Status Report (Report). The Board, Mr. Eaton and Mr. Charpentier addressed the status and next steps of each project. The Board agreed that the Report would be reviewed monthly to go over any additions, deletions, and recommendations moving forward.

Next Meeting Dates – Monday, July 13, 2015 at 7:00 p.m.

Meeting Adjourned 8:49 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: 8/17/15
Chairman