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AUG 28 2015

**Town of Webster / Planning Board
Minutes of the Meeting
August 17, 2015, 7:00 p.m.**

TOWN CLERK'S OFFICE

Attending: Members: Paul LaFramboise Thomas Klebart, Charles Ceppetelli, Denise Moberg,
Michael Dostoler
Meagen P. Donoghue, Planner/Clerk

Absent: Chuck Eaton, P.E., CME Engineering

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

Police Station Community Room

Other Business:

Maryann Lane Subdivision

Mr. Norman Rozinski discussed wanting to start road construction in the Maryann Subdivision, but his five (5) year subdivision approval from the Planning Board expires soon. Mr. Rozinski stated he has done nothing with the project due to the economic downturn but now that the market is coming back, he's begun cleaning up the overgrown land. He asked the Planning Board to extend his sub-division permit. Mr. Ceppetelli made a motion to extend the permit of Mr. Rozinski's subdivision plan for five (5) more years. Mr. Klebart second; vote: all in favor.

Dear Run Subdivision

Mr. Bruce Fitzback presented that he was hired to do a boundary survey of the Dear Run Subdivision and discovered the original approved subdivision was off by four (4) feet due to a mathematical error. Mr. Fitzback discovered according to his calculations, the property line shifted approximately two (2) feet and most of dimensions have changed, with the exception of the area dimensions. Mr. Fitzback requested the Planning board accept his amended plan so the developer can begin work. Mr. Ceppetelli and Mr. LaFramboise expressed concern over the amount of non-compliant lots based on current dimensional standards and lot layout. Mr. Ceppetelli noted that out of the seven (7) lots, only three (3) were buildable. Mr. LaFramboise asked how the Planning Board can sign an amended plan that does not comply with current lot requirements. He proposed that Scott Charpentier, P.E., Town Engineer/Planner review the amended plans and provide comments. Then the Planning Board can revisit signing the plans at a future meeting. Mr. Dostoloer recused himself due to his employment relationship with the property owners.

Discussion of Zoning Changes

Mr. LaFramboise discussed zoning changes to Cudworth Road, North Main Street, and Thompson Road; all of which were thrown out due to procedural error at the May 2015 Town Meeting. Mr. LaFramboise stated that he would like Planning Board to sponsor the petitions and move forward with the zoning changes. Because a zoning map was not available, Ms. Donoghue proposed a future meeting to discuss the changes at length accompanied by a draft of each petition. The Planning Board agreed to meet on August 27th at 6:30pm in the basement conference room of Town Hall. The public hearing to discuss the zoning changes will happen at a later date.

Solar Bylaw

Ms. Donoghue stated that a citizen petition was drafted by Blue Wave Captial for the May 2015 Town Meeting, but was thrown out due to procedural error. Therefore the Office of Engineering and Planning is sponsoring a solar bylaw petition of which Ms. Donoghue has drafted. She outlined four (4) key

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principals of the zoning amendment including: Allow by right small scale solar as an accessory use in any zone; small scale solar is not allowed as a primary use in any zone, all large-scale solar shall require a special permit in all zones; and site plan review for large-scale solar projects. Ms. Donoghue suggested discussion be continued to the August 27, 2015 meeting after the draft is thoroughly reviewed by the Office of Engineering and Planning.

CME Monthly Status Report

Ms. Donoghue stated the status of the report had not changed since the July 7, 2015 meeting.

Correspondence

Ms. Donoghue shared a letter from Town Council, Kopelman and Page, P.C. regarding the court case of Larmar Whiteco Outdoor Corporation, et al., v. Ronald Harden, et al. (Zoning Board of Appeals of the Town of Webster).

Ms. Donoghue shared a letter from the Central Massachusetts Regional Planning Commission requesting the appointment of two (2) delegates from the Planning Board to represent the Town of Webster. Ms. Moberg, Mr. Klebart and Mr. Dosolter volunteered as delegates.

Next Meeting Dates – Thursday, August 27, 2015 at 6:30 p.m. in Basement Conference Room, Town Hall

Meeting Adjourned at 8:45 PM

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: 8-27-15