

RECEIVED

**Town of Webster / Planning Board
Minutes of the Meeting
August 27, 2015, 6:30 p.m.**

OCT 06 2015

TOWN CLERK'S OFFICE

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

Absent: Charles Ceppetelli, Michael Dostoler
Chuck Eaton, P.E., CME Engineering

Meeting called to order: 6:31 p.m.

Town Hall Basement Conference Room

ANR 301 Thomson Road – Roger M. Carey

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

ANR 46 Old Douglas Road – John & Jeanne Kapitulik

Applicant's representative presented scope of work, followed by a brief discussion. Mr. Klebart made a motion to endorse the ANR; Ms. Moberg second; vote all in favor.

Other Business:

Dear Run Subdivision

Mr. LaFramboise indicated that Scott Charpentier, Town Engineer/Planner had reviewed the plans upon the Planning Board's request, but stated because Dear Run had already been approved, the Board must sign the mylar. Mr. Klebart made a motion to approve the amended plans for the Deer Run Subdivision. Ms. Moberg second; vote: all in favor.

Discussion of 15 Aldrich St. -- Proposed Site Plan Amendment

Ms. Donoghue stated that the applicant has asked to submit an amended plan that was originally submitted in February 2013 and opened under a public hearing. Subsequently, the case was continued several times until May 2014, yet there is no indication in the file or via minutes and agendas that the public hearing was closed. Additionally, correspondence between the applicant's engineer and previous clerk ceased, and no decision was written. Ms. Donoghue noted that as stated in the Zoning Bylaws, if and applications has lapsed after 60 days from the date of submission of a complete site plan application without action by the Planning Board, site plans have constructive approval. However, due to the unique nature of the application, Ms. Donoghue wanted the Planning Board to discuss before moving forward with the amended site plan or to start over with a new application. Ms. Donoghue presented the initial plans and an email from the applicant's new engineer which indicated the proposed amendments. The Planning Board decided that the applicant can move forward with handing in an amended site plan for review by CME and request \$1000 for expenses. Mr. Klebart motioned to have the applicant submit the amended site plan for 15 Aldrich Street and have CME Engineering review. Ms. Moberg second; vote all in favor.

Discussion of Zoning Changes

Ms. Donoghue presented the following proposed zoning changes:

- Discontinuance of Richard Ave.

**Webster Planning Board
Meeting Minutes of August 27, 2015**

- BI District Elimination
- LR to B5 on Thompson Road
- SF to Ind. for 264 North Main St.
- Ind. To B5 for 37 Sutton Road
- Solar Bylaw

Mr. Klebart made a motion to recommend Planning Board sponsorship of the proposed zoning bylaws for a Public Hearing on September 28, 2015 at 7:05pm. Ms. Moberg second; all in favor.

Next Meeting Dates – Monday, September 28, 2016 at 7:00 p.m. in the Police Station’s Community Room, 357 Main Street.

Meeting Adjourned at 7:46 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: 10-5-15