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APR 29 2016

**Town of Webster / Planning Board
Minutes of the Meeting
March 2, 2016 -- 5:30 p.m.**

TOWN CLERK'S OFFICE

Attending: Members: Thomas Klebart, Denise Descheneau, Michael Dostoler, and Charles Ceppetelli
Chuck Eaton, P.E., CME Associates
Meagen P. Donoghue, Planner/Clerk

Absent: Paul Laframboise

Meeting called to order: 5:35 p.m. Basement Conference Room, Town Hall

5:36 p.m. Continued Public Hearing – 153 Gore Road – Special Permit Site Plan Review – Broad Brook Development – New Commercial Construction within Lake Watershed District.

Site Plan Review:

Chairman Dostoler asked the applicant's representative to present the scope of work once again for new audience members and answered 27 questions communicated by CME through correspondence. The representative stated he could not have the test pits completed in the allotted time, but was willing to do confirmatory test pits once construction started, witnessed by CME. Mr. Ceppetelli asked if the retaining wall had an under-drain. He noted that the site carries a lot of water. The representative answered there will be stone fill behind the six and a half foot block wall and said the way the wall is designed will address the issue. Mr. Eaton asked if the curtain drain will tie into the infiltration system. The representative said there will be no pipe behind the wall, just stone fabric to keep silt out of the stone. Mr. Dostoler asked if the wall was designed as a collect-all and also how would tractor-trailer trucks swing in the parking lot? The representative stated the recharge system would not work if the wall was designed as a collect-all and noted that only small trucks would be able to swing in the lot—as intended. Mr. Klebart asked if there were any issues with lighting. The representative stated that LED lighting would be used and directed downwards. Mr. Eaton indicated some lighting encroached onto the abutting properties. The representative responded that there will be a six (6) foot tall privacy fence. Mr. Ceppetelli agreed, but the plan shows light on the abutting properties. Mr. Dostoler asked if the LED lights had shields to adjust the lighting. The representative stated that shields could be put on the lighting.

Abutters to the property who were in attendance asked what kind of retail was going into the project. The representative noted that Broad Brook Development/Galaxy intended to start construction in the spring and would be marketing it in the summer.

Mr. Ceppetelli returned to the question of the drainage from the wall expressing his concern about the water coming from behind the wall. The representative stated he could install a pipe at the ends of the wall and daylight it on either end.

Mr. Eaton said he was not concerned about surface water upgradient of the wall entering the infiltration system, but it should be directed to the existing drainage system in the road. He also suggested using a hydrodynamic separator instead of an isolated infiltration chamber to remove suspended solids prior to infiltration as the separator system could be easily maintained, unlike the chamber. He also indicated that

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building elevations need to be provided to look at the store front and its fit within the neighborhood. Mr. Dostoler additionally asked if barriers would be placed in front of the building so no one would run into it. The representative indicated he could provide elevation plans in the future, but for perspective he indicated, the building will be mostly glass—specifically 20 feet tall, with 30 inches of brick at the bottom. The back of the building will be a metal panel. Mr. Eaton suggested that the Planning Board ask for the evaluations for further approval. Mr. Eaton also asked for a signed survey or an existing conditions report.

Mr. Klebart made a motion to close the public hearing. Ms. Descheneau second; vote all in favor.

Ms. Descheneau made a motion to approve the Site Plan at 153 Gore Road with the following conditions:

Conditions:

- No light trespass beyond side and rear property lines
- PVC Perimeter fencing shall be solid
- Footing drain shall be added behind retaining wall
- Proposed signage will be under separate filing to the Planning Board prior to issuing Building Permit
- Building architectural plans and elevations provided for review and approval by the Planning Board before issuing of Building Permit
- CME Associates comments from February 16, 2016 must be addressed with satisfaction prior to issuing of Building Permit
- Provide individual water quality unit as coordinated with CME Associates
- Inspection by CME Associates required during construction for 1. Sediment and erosion controls, 2. Drainage system, 3. AAB compliant site features, 4. As built plan
- As-Built plans are required

Mr. Klebart second; vote all in favor

Ms. Donoghue indicated the representative was applying for a Zoning Board of Appeals Special Permit for construction of a pre-existing non-conforming building and as part of procedure, the Planning Board must supply a letter with its site plan vote and whether to recommend the approval of the project.

Mr. Dostoler made a motion to send a recommendation of approval the project at 153 Gore Road to the Webster Zoning Board of Appeals. Mr. Ceppetelli second; vote all in favor.

Special Permit:

The representative indicated he was seeking relief from the Lake Watershed District to allow for the construction of a 4,050 square foot retail building. Mr. Klebart motioned to grant the Special Permit with the following conditions:

Conditions:

- No light trespass beyond side and rear property lines
- PVC Perimeter fencing shall be solid

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- Footing drain shall be added behind retaining wall
- Proposed signage will be under separate filing to the Planning Board prior to issuing Building Permit
- Building architectural plans and elevations provided for review and approval by the Planning Board before issuing of Building Permit
- CME Associates comments from February 16, 2016 must be addressed with satisfaction prior to issuing of Building Permit
- Provide individual water quality unit as coordinated with CME Associates
- Inspection by CME Associates required during construction for 1. Sediment and erosion controls, 2. Drainage system, 3. AAB compliant site features, 4. As built plan
- As-Built plans are required

Ms. Desheneau second; vote all in favor.

7:36 p.m. Continued Public Hearing—Worcester Road—Special Permit –Calco c/o Verizon Wireless.

Mr. Dostoler asked the applicant's representative to repeat the project's scope of work which included the attachment of two (2) cellular antennas on pre-existing telephone poles along Route 12/Worcester Road. The representative indicated the attachments are designed to look like a transformer and mounted to the side of a telephone pole. He said it is new technology used to pinpoint areas where cellular demand is high. He noted that the attachments are unobtrusive, are not lit and go up in one day.

Mr. Klebart made a motion to approve the Special Permit for the Wireless Communications Facilities along Worcester Road. Mr. Ceppetelli second; vote all in favor.

ANR-- 27 Perryville Road – Jennifer Mason

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

Other Business:

Ms. Donoghue reminded the members of the Planning Board there should be no side conversations among the Board Members/Staff as it goes against the Open Meeting Law.

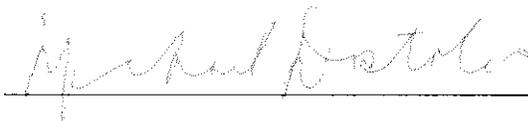
Next Meeting Dates – Monday, April 4, 2016 at 6:30 p.m. in the Town Hall Basement Conference Room, 350 Main Street.

Meeting Adjourned at 6:50 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, 01570

Minutes Approved:
Chairman



Date: 4/26/16