

**Town of Webster / Planning Board
Minutes of the Meeting
October 24, 2016 – 6:47 p.m.**

Attending: Members: Paul LaFramboise, Michael Dostoler, Denise Descheneau, and Sharon McMahon
Chuck Eaton, P.E., CME Associates
Hoamy Tran, Interim Town Planner, CMRPC

Absent: Chuck Ceppetelli and Tom Klebart

Meeting called to order: 6:47 p.m. Police Community Room, Webster Police Station, 357 Main Street

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TOWN CLERKS OFFICE

Minutes

Mr. Dostoler motioned to approve the meeting minutes of September 12, 2016.
Ms. McMahon second; vote: all in favor

Site Plan Reviews

128 Main Street – Moniz Realty Trust

Karim Youseff of Moniz Realty Trust and Mark Erlich (Attorney for Moniz Realty Trust) described the project to the Board, followed by discussion. Mr. Erlich explained that his client is looking to construct an approximately 400 square foot outdoor, seasonal patio at the Dunkin Donuts at 128 Main Street.

Mr. Erlich requested that the Board grant a waiver for the Site Plan Review application due to the small scale of the project. Chairman LaFramboise indicated that the applicant must follow the standard application procedures despite the scope of the project.

Mr. Eaton explained that the applicant must provide a revised site plan to show that sufficient parking is available. He added that the revisions should show required and proposed parking spaces, including on-site parking and shared parking in adjacent municipal lots. Mr. Eaton also asked the applicant to show that the patio can store and infiltrate stormwater. Chairman LaFramboise suggested that the applicant address each Site Plan Review requirement on the site plan.

Mr. Erlich explained that his client would incorporate these comments in a revised plan.

Other Business

Oakwood Drive – Town Road Acceptance

Mr. Richard Para presented an update of this project to the Board, followed by a brief discussion. Mr. Para addressed the Board's comments from the September 12, 2016 Planning Board meeting regarding the catch basin, grass/paved swales, and drainage and easement.

Mr. Para said that he would like to add a single catch basin with a sump 25-feet away from the manhole. He added that he would also like to include a paved swale across the end of the cul de sac and a driveway apron for the right of way. The Board discussed these additions and agreed that these would be sufficient.

Mr. Eaton suggested transitioning to super elevation at the end of the cul de sac to allow sheet flow out into the wetlands. He also asked Mr. Para to include a statement on the plan citing the Town's right to drain. Mr. Para agreed and said he would modify the plan to include these changes.

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Mr. Para then asked the Board whether the contractor could begin the construction of a catch basin later that week. Chairman LaFramboise approved Mr. Para's request to begin construction. Mr. Eaton asked Mr. Para to coordinate completing Form G with the Town's Highway Superintendent as they begin construction.

Planet Fitness – 118 East Main Street

Ms. Tran explained to the Board that the office received a letter from Attorney William Kring on behalf of his client regarding the Board's decision to grant site plan approval of Planet Fitness, located at 118 East Main Street. Ms. Tran described the letter to the Board, which stated that Planet Fitness failed to meet the Town's business use requirements. Ms. Tran noted that she drafted a response letter to Mr. Kring on behalf of the Planning Board, explaining that the establishment of the business is a lawfully permitted use in the B-4 zoning district.

Resident Nikki Holland was present at the meeting and notified the Board that Mr. Kring was her attorney regarding this matter. Ms. Holland stated that she would like to receive more detailed information about the regulations that allow such use within the zoning district. Chairman LaFramboise explained to Ms. Holland that the Planning Board office would contact the Town Attorney to review this request and provide the information directly to Mr. Kring.

CME Updates

Mr. Eaton reviewed and discussed CME's monthly and weekly status reports with the Board and provided updates on all outstanding projects.

Adjournment

At 8:00 p.m., Chairman LaFramboise motioned to end the meeting. Mr. Dostoler second; vote all in favor.

**Next Meeting Date – November 21, 2016 at 6:30 p.m. in the Police Community Room,
357 Main Street, Webster, MA**

Respectfully Submitted,
Hoamy Tran, Interim Town Planner
Central Massachusetts Regional Planning
Commission (CMRPC)

All correspondence, reports, plans and applications can be viewed at the Town of Webster Office of Planning & Economic Development, 350 Main St, Webster MA, 01570

Minutes Approved:


Chairman

Date: 11-21-16