

**Town of Webster Planning Board  
Meeting Minutes  
February 27, 2017 – 6:30 p.m.  
Police Department Community Room**

**COPY**

**Attending:** Members: Chairman Paul LaFramboise, Michael Dostoler, Thomas Klebart, Sharon McMahon, Chuck Ceppetelli  
Chuck Eaton, P.E., CME Associates  
Kevin Flynn, Interim Town Planner, CMRPC

**Absent:** Members: Denise Descheneau.

Meeting called to order at 6:30 p.m. at the Police Department Community Room Webster Police Station, 357 Main Street.

**Minutes**

Motion by Dostoler to approve minutes correcting the date on pages 2 and 3, second by Klebart. Approved unanimously.

**Public Hearing: Plan Review for 108 Thompson Road**

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TOWN CLERK'S OFFICE**

The Chair opened the hearing at 6:35 p.m. Patrick Doherty, MidPoint Engineering + Consulting, representing the applicant, Galaxy Tower LLC, explained the proposed project to the Board.

The parcel contains 3.28 acres and is located on the corner of Thompson Road and Tower Street. There is an existing house and outbuilding, which will be removed. Applicant proposes to construct a 14, 126 square foot single story building for an elder care day facility, with related parking and service areas. Project will provide 74 parking spaces (also see below). The site will be serviced by public water, sewer and underground electric. The site is drained by a wetland area that crosses diagonally through the center of the site. Conservation Commission has issued an Order of conditions for the project. Outdoor LED lighting will be dark skies compliant. The stormwater management plan meets DEP requirements. Stormwater will be treated by an onsite detention basin and then released into the wetlands area. Some wetland filling is required, and applicant will create new wetlands areas to compensate. In response to DEP's comment, the wetlands mitigation area was moved closer to the existing wetlands. DEP notes the underground chamber may require UIC registration, which matter will be investigated further. In response to the Conservation Commission's comment, the wetland area was re-verified and found to be correct. In response to CME Engineering's letter of February 27, 2017, additional notes, construction details and a notation about parking required under current zoning will be added to plan. Deliveries and food services will use the front door, with a loading zone to the left of the front door.

The applicant offered the following comments in response to questions from the audience:

- Summit Street will remain a dead-end.
- The existing wetlands area will be partially filled with replication adjacent to its location.
- No traffic study is planned. Traffic Impact Studies are typically required when introducing a traffic signal or increasing peak vehicle trips by 100 or more vehicles, which is not the case here. One would expect most vehicles would not use Tower Street which is smaller and residential, but would use Thompson Road.
- The driveway will be about 25 feet from the flatter section of Thompson Road.



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- The project will not widen Tower Street.
- There should be no parking on the street from the facility.
- The photometric plan will show that light will be contained within the site.
- The public water supply is designed for fire flow and should be adequate for the project without affecting pressure.
- Applicant has agreed to install a privacy fence on abutter Hachigian's property on Summit Street.
- The tenant will require state licensing.
- Removing the house opens up sightlines on Thompson Road and increases opportunity for snow storage.
- Deliveries will be made in single axle trucks, not tractor trailers.

Motion by McMahon to close hearing seconded by Dostoler, approved unanimously.  
Hearing closed at 7:35 p.m.

Motion by Klebart to approve the site plan, with the conditions listed below, seconded by Dostoler, approved unanimously.

**Site Plan Approval Conditions:**

- Standard site plan conditions, plus:
- A vinyl privacy fence to be installed on Hachigian property as depicted on plans;
- Edge of Tower Street to be landscaped as shown on plans;
- Lighting shall not spill over onto neighboring properties or streets;

**ANR Plans**

- **28 Loveland Road.** Motion by Dostoler, second by Ceppetelli, to approve the plan as presented. Approved unanimously.
- **4 Town Forest Road.** Motion by McMahon, seconded by Dostoler, to approve the plan as presented. Approved unanimously.
- **74 Upper Gore Road.** Motion by Klebart, seconded by Dostoler, to approve the plan as presented. Approved unanimously.
- **188 Lower Gore Road.** Motion by Dostoler, seconded by McMahon, to approve the plan as presented. Approved unanimously.

**Other Business**

- **Upcoming Site Plan Review.** The Board discussed whether the upcoming application of Sergio Manzi for site plan review for 138 Lake Street requires a public hearing.

Motion by Dostoler, seconded by McMahon, the application does not require a public hearing.

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- **28 Ragina Road.** Curtis Jacobites, homeowner, came before the Board to discuss a stormwater problem on his property. Water is coming off the slope behind his property, creating a gully across his property, before going into the street. CME will visit the site this week to assess the problem and advise.
- **CME Review.** C. Eaton reviewed the status of various projects.
- **Town Planner Position.** The Town Administrator is interviewing candidates for the permanent Town planner position. This is therefore the last meeting with Interim Town Planner Kevin Flynn. The Board thanked him for his service.

Motion by Dostoler, seconded by Klebart, to adjourn. Unanimously approved.

The Board adjourned at 8:30 p.m.

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

Respectfully Submitted,  
Kevin Flynn, Interim Town Planner  
For Central Massachusetts Regional Planning Commission

Minutes Approved:  Date: 3-20-17