



PLANNING BOARD

TOWN OF WEBSTER

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MEETING NOTICE / AGENDA 2019 JAN 11 A 10:01

Tuesday, January 22, 2019

Board of Selectmen Meeting Room, 2nd Floor Webster **TOWN CLERK'S OFFICE**

350 Main Street, Webster, MA

6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes – December 6, 2018
- b. Draft Meeting Schedule 2019
- c. Request for Determination of Minor Modification of a Site Plan - 344 Thompson Road - Installation of a walkway to the parking lot from a new exterior door. Cutler Associates Inc. (Applicant); Reliant Medical Group (Owner).
- d. Batten Street Solar Project (0 School Street) - decommissioning & landscape surety agreements, maintenance agreement; Bigelow Road Solar Project (0 Bigelow Road) - decommissioning surety agreement.

3. Public Hearings

- a. Special Town Meeting Warrant Article: Recreational Marijuana Retail Sales Overlay District - Addition of three abutting parcels at 0, 173 and 173R Thompson Road; Assessors Map 56, Lots A-20-0, A-7-1 and A-13-0. All parcels are zoned Business without Sewer (B5).
 - b. Preliminary Subdivision Plan - 0 and 153 Upper Gore Road - Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee (0 Upper Gore Road) and Victor J. Stefanik, Jr. (153 Upper Gore Road) - Owners; Proposed subdivision to create a total of four lots - 2 lots with frontage on Upper Gore Road and 2 lots with frontage on a proposed subdivision road. The properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection (LWP) district. (Continued from 11/19/18)
 - c. Solar Project - 0 Juniper Lane - Juniper Lane Solar, LLC (Applicant); Kathryn Rose (0 Juniper Lane), Finamore Management Company (0 Harvard Street, 0 Klebart Avenue) - Owners. Proposed large scale ground mounted 10 megawatt solar project on 60 acres off Juniper Lane. Project area will consist of 19 acres spanning three parcels zoned Agricultural Single Family Residential (ASFR) or Conservation District (CD). (Continued from 11/19/18)
4. **Public Meeting:** Site Plan Review - 41 East Main Street - Webster First FCU (Applicant/Owner). Construction of a new bank branch and associated site work.
 5. **Old Business:** Engineering Review - Dunkin' Donuts (2 locations - Main Street & Thompson Road); Gladys E. Kelly Public Library (Lake Street), St. Joseph Gymnasium (Whitcomb Street).
 6. **New Business:** Wireless Communications Facilities - Eligible Facilities Request - Administrative Approval: 84 Old Douglas Road; 2 requests approved; 26 Park Road; 1 request approved
 7. Correspondence
 8. Staff Update - 2019 Zoning Initiatives: Solar, Business without Sewer (B5), Marijuana - cafes, delivery
 9. Any items which may lawfully come before the Board.
 10. Adjournment