



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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****REVISED DATE****

MEETING AGENDA

Thursday, January 29, 2026

Board of Selectmen Meeting Room, 2nd

Webster Town Hall, 350 Main Street, Webster, MA

6:30 p.m.

1. **Call to Order & Announcements** - Please be advised that this meeting is being recorded.
2. **Action Items**
 - a. Draft Meeting Minutes – December 29, 2025
 - b. Draft Decision: Modification of a Special Permit and Site Plan Approval – 6 Goya Drive – Assessor ID 96-A-2-3 – Expand Base of a Wireless Communications Facility to Add a Generator – Catherine Conklin, Agent (Applicant), BDM Realty Trust (Owner). Site is located in an Industrial (I) zoning district. Continued from 12/29/25.
3. **Public Hearings**
 - a. Site Plan and Special Permit Application – New Construction – Auto Body Repair Shop, Office and Signage – 1 Beacon Street (f/k/a 154 Lake Street); Assessor ID 29-D-1-0; Henry Czechowski (Applicant / Owner). Site is located in a Business 5 (B5) and Lake Watershed Protection (LWP) zoning district. Continued from 12/29/25.
 - b. Special Permit Application - 15 Lakeview Road - Assessor ID 60-D-50 - Impervious Lot Coverage related to Construction of a New House - Gregory Califano, Jr (Applicant / Owner). Site is located both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning district. Continued from 12/29/25.
 - c. Special Permit Application – 128, 130, 132 and 138 East Main Street Assessor ID 25-E-6, 24-E-7, 25-E-8, 25-E-9, 25-E-10. The application was submitted for Signage by Dunkin, c/o Poyant Signs, 125 Samuel Barnett Boulevard, New Bedford, MA (Applicant), and New England Realty Ventures LLC, 218 Main Street, Webster, MA (Owner). Said site is located in a Business with Sewer (B4) zoning district.
 - d. Site Plan Approval Application – 56 Main Street Assessor ID 1-X-11-0 – Used Car Sales, Service for on-Site Sales, and Sales Office – Ahmad Rachid (Applicant) Rania Joudy (Owner). Site is located in a Business 4 zoning district. Continued from 10/27/25.
 - e. Special Permit & Site Plan Application -REFILE 415-431 South Main Street (Assessor ID 1_H_5_0) and 443 South Main Street Assessor ID 1-H-7-0 - 786 Webster Realty Trust, 431 South Main Street, Webster, MA (Applicant) and Ghassan Nayfeh & Rajaa Chamoun, 19 Eagle Drive, Dudley, MA (Owners). Said site is located in a Business (B4) zoning district.
4. **Discussion Items**
 - a. Engineering Updates
5. **Next Meeting Date:** February 23, 2026
6. **Adjournment**