



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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2018 NOV 16 A 9:28

MEETING NOTICE / AGENDA

November 19, 2018

Police Department Community Room

357 Main Street, Webster, MA

6:30 p.m.

TOWN CLERK'S OFFICE

*Original Posted:
Nov. 15, 2018
12:53 p.m.
LMK*

1. Call to Order

2. Action Items

- a. Approval of Minutes – October 11, 2018, October 22, 2018
- b. M.G.L Chapter 91 Waterways Simplified License Application Number W18-5330 - 117 Birch Island Road - Request for Comments from MassDEP– maintain existing retaining wall and residential dock with stairs and three bottom-anchored aluminum seasonal floats and deck; John Briere (Owner / Applicant).
- c. M.G.L Chapter 91 Waterways Simplified License Application Number X281743 - 77 South Shore Road - Request for Comments from MassDEP - Construct and maintain a seasonal residential dock consisting of three sections, each 4' x 10' in and over the water; Paul LeBlanc (Applicant / Owner)
- d. Kate Lane, Request for Waiver - Monuments
- e. Request for Determination of Minor Modification - Wireless Communications Facility - New antennas and equipment replacement – 310 Thompson Road
- f. Town of Webster Open Space and Recreation Plan Update, 2018 – Request for Letter of Support.

3. Public Hearings

- a. Special Permit & Site Plan Approval Application for a 5 Megawatt Solar Project on 133 acres off Upper Gore Road; both properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection district. (Continued from 10/11/18).
- b. Preliminary Subdivision Plan - 0 and 153 Upper Gore Road - Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee (0 Upper Gore Road - Assessor ID 52-A-1-0) and Victor J. Stefanik, Jr. (153 Upper Gore Road - Assessor ID 53-B-4-0) - 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.
- c. Solar Project - 0 Juniper Lane - Juniper Lane Solar, LLC (Applicant); Kathryn Rose (0 Juniper Lane - Assessor ID 11-A-7-6), Finamore Management Company (0 Harvard Street - Assessor ID 10-A-34-0, 0 Klebart Avenue - Assessor ID 11-A-8-0) - 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).

4. Old Business

5. New Business

- a. Special Town Meeting Warrant Articles – Adult Use Marijuana and Overlay Zones; Zone Change from Business with Sewer (B4) to Industrial (I) – 30 Worcester Road.
- b. Minor Modifications to Wireless Communications Facilities – Administrative Approval

6. Correspondence

7. Staff Update

8. Any items which may lawfully come before the Board

9. Next Meeting Date

10. Adjournment