



TOWN OF WEBSTER

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PLANNING DEPARTMENT

MEMORANDUM

TO:..... Planning Board

FROM:..... Ann Morgan
Director of Planning & Economic Development

DATE: June 17, 2019

SUBJECT: Request for Modification of Site Plan Approval
Lake Pizza Patio, 39 Thompson Road

The Business Owners of Lake Pizza, 39 Thompson Road, will be appearing before the Board on Monday, June 24th seeking a determination of minor modification for the previously approved Site Plan. Here's a brief time line:

May 21, 2018..... Planning Board approves a site plan showing a new patio, new landscaping, stormwater management and other site improvements. Applicant: Kay & Gee Realty, Inc.; Plan set developed by Sitec Environmental.

April 24, 2019..... Contractor for the business owner applies for permit. The approved site plan is not submitted. A hand drawn sketch is submitted showing rough dimensions of the proposed patio. It is a different size than the one originally approved. (See attached).

The following week, the Contractor meets with staff and the Building Inspector. The original site plan is reviewed. He's notified that the approved site plan needs to be submitted to obtain a building permit. Staff is informed that the plan has changed and that his client doesn't want to build what was approved. He asks for a copy of the approved plan set but does not pick them up.

June 14, 2019..... It comes to the attention of staff that construction on a new patio has started despite that fact that no building permit has been issued and no updated plans have been submitted. A Stop Work order is issued by the Building Department.

June 17, 2019..... Both the Contractor and the Business Owner speak separately with staff about the situation and their options. They are informed that they are required to build according to the approved plan. If they choose not to, they have two options: a) request a determination of minor modification from the Planning Board or b) submit a new site plan application. An email arrives requesting to appear before the Board on June 24th to request a determination.

Please be advised that the Board has two options:

- a) Determine that the requested change, based on the sketch submitted to the Building Department, is minor and grant that change. The building permit can proceed forward, the stop work order will be lifted and construction can continue.
- b) Deny the request for minor modification. Construction is put on hold. The Business Owner must submit a new application packet. The current building permit remains on hold until a new site plan is approved by the Planning Board and submitted to the Building Department.

Determination of Site Plan Modification for Lake Pizza & Restaurant

From: "eleni sgouritsas" <jsgouritsa@gmail.com>

06/17/19 10:07 AM

To: amorgan@webster-ma.gov

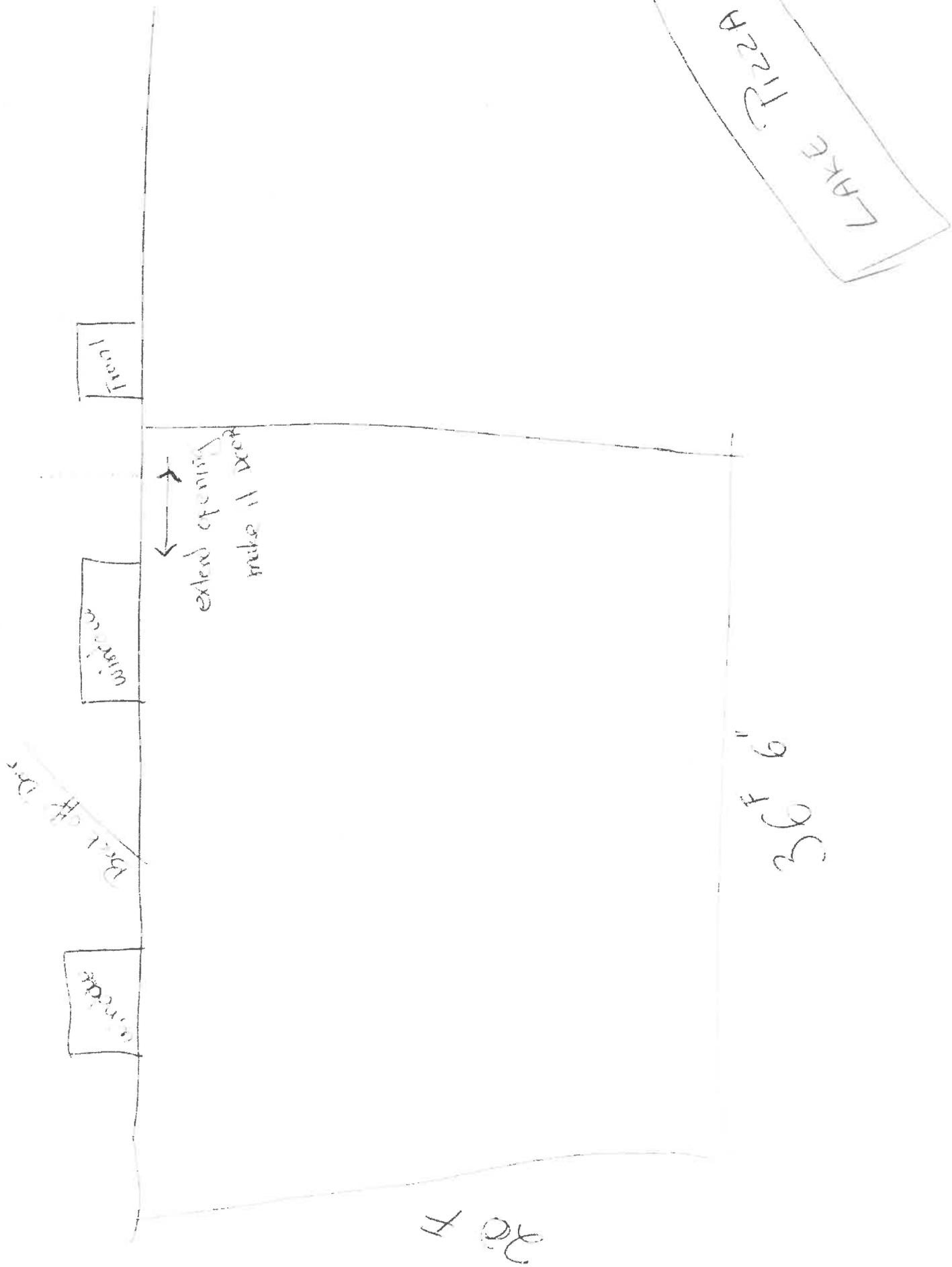
Hi Ms. Morgan,

My name is John Sgouritsas, owner of Lake Pizza & Restaurant, and I would like to be added to the agenda of the planning board meeting for this Monday, June 24th, for a determination of site plan modification for building an outdoor patio in front of Lake Pizza & Restaurant.

Please let me know if there is anything I need to do prior to the meeting.
Thank you for your help.

Sincerely,

John Sgouritsas
President/ Owner
Lake Pizza Inc



Submitted to Building Department on 4/24/19; Application for Building Permit