



## PLANNING BOARD

## TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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### MEETING NOTICE / AGENDA

Monday, January 27, 2020

Selectmen's Meeting Room, 2<sup>nd</sup> Floor

Webster Town Hall, 350 Main Street, Webster, MA

6:30 p.m.

REC'D WEBSTER TOWN CLERK  
JAN 22 '20 PM 1:39

#### 1. Call to Order

#### 2. Action Items

- a. Approval of Meeting Minutes – December 16, 2019
- b. Elect a Clerk
- c. Draft Decision - Modification of a Special Permit and Site Plan Approval - 0 Bigelow Road (off Harry's Way and Bigelow Road) - Solar Project; Bigelow Road Solar LLC (Applicant), Webster Dudley Sand & Gravel (Owner) - new access road and relocation of utility interconnection. The site is located in a Business without Sewer (B5) zoning district. Assessor ID 23-A-3 and 18-B-1. The Special Permit & Site Plan were approved on 7/16/18. The public hearing closed on 12/16/19.
- d. Draft Decision - Special Permit & Site Plan Application - Recreational Marijuana Retail Store - 70 Worcester Road; Munro Associates, LLC (Applicant); Webster Plaza Realty LLC (Owner); Assessor ID 88-B-40-0. The site is located in Business without Sewer (B5) zoning district. The public hearing closed on 12/16/19.
- e. Draft Decision - Special Permit Application – Signage – 71 East Main Street: Kentucky Fried Chicken/ Taco Bell - Charter Foods North LLC (Applicant) and Mardiroisian Realty LLC (Owner) pertaining to the installation of exterior signs on an existing building and parking lot located within the Business with Sewer (B-4) zoning district. (Assessor ID 15-E-30-0). The public hearing closed on 12/16/19.

#### 3. Public Hearing

- a. Modification of a Special Permit and Site Plan Approval – 30 Worcester Road – Curaleaf Massachusetts Inc. (Applicant), FHP of Webster MA-CP, LLC (Owner); expansion of parking area. The site is located in an Industrial (I) zoning district. Assessor ID 78-A-11-0.

#### 4. Discussion

- a. Curaleaf - 30 Worcester Road - Marijuana Cultivation: Special Requirements - Annual Reporting pursuant to the Special Permit Conditions set forth in Section 650-90 of the Webster Zoning By-Law. The Special Permit was approved in June 2016.

#### 5. Staff Update

- Solar By-Law Working Group Update
- Camile Road – Planning Board Meeting Minutes
- CMRPC – Local Planning Assistance – Potential Projects
- Project Updates: Site Work / Erosion Controls - United Medical Waste, 56 Worcester Road; Site Clearing / Stormwater Permit – 13-15 Old Worcester Road; Site Clearing / Stormwater Permit – 0 Douglas Road

#### 6. Adjournment