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PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING NOTICE / AGENDA

Monday, May 20, 2019

Community Meeting Room, Webster Police Station, 357 Main Street, Webster, MA

6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes – April 29, 2019
- b. Approval Not Required Plan – Lower Gore Road – Assessor ID 63-A-10-0; Estate of Kathleen Baca (Owner); Andrew Baca (Applicant)
- c. M.G.L Chapter 91 Waterways Simplified License – 31 Wakefield Avenue - Request for Comments from MassDEP— construct and maintain structure for non-commercial docking / access to navigable water; Kenneth A. Morey (Applicant).
- d. M.G.L Chapter 91 Waterways Simplified License – 59R Wakefield Avenue - Request for Comments from MassDEP— maintain existing structure for non-commercial docking / access to navigable water; Nancy Tabor (Applicant).
- e. Request for Determination of Minor Modification – Golden Heights / off Wakefield Street (Assessor ID 17-D-3-0) – Create eight (8) new parking spaces – Webster Housing Authority.

3. Public Hearings

- a. Special Permit– 148 Gore Road, Nayef Moussa (Applicant), Elias Moussa (Owner). Applicant is seeking to install an electronic message sign on an existing pylon sign at 148 Gore Road (Assessor ID 60-D-15-0). The property is located in the Gore Business (B-5A) and the Lake Watershed Protection (LWP) zoning districts.
- b. 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 4/29/19)
- c. Solar Project - 0 & 153 Upper Gore Road - BWC Chamberlain Pond LLC c/o BlueWave Solar - Applicant; Janet S. Konkol Revocable Living Trust, Janet S. Konkol Trustee (0 Upper Gore Road - Assessor ID 52-A-1) and Victor J. Stefaniak, Jr. (153 Upper Gore Road - Assessor ID 53-B-4) - Owners; Proposed 6 megawatt-AC solar project on 133 acres off Upper Gore Road; both properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection (LWP) district. (Continued from 4/29/19)

4. Discussion Items

- a. Dunkin' Donuts – 2 locations – 128 Main Street, 170 Thompson Road (Webster Crossing)
- b. Gladys E. Kelly Public Library - As Built Plan
- c. Sutton Road Estates - Camile Road
- d. Engineering Update

5. Staff Update

- a. Planning Board and CMRPC appointments / term expiration

6. Any items which may lawfully come before the Board.

7. Adjournment