



## PLANNING BOARD

## TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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planning@webster-ma.gov

### MEETING NOTICE / AGENDA

Monday, September 16, 2019

Large Meeting Room, 1<sup>st</sup> Floor

Gladys E. Kelly Public Library, 2 Lake Street, Webster, MA

6:30 p.m.

#### 1. Call to Order

#### 2. Action Items

- a. Approval of Meeting Minutes – August 19, 2019.
- b. Approval Not Required (ANR) Plan – 104 Thompson Road – Lebel Realty Investments, Inc. / Doug Lebel (Applicant / Owner).
- c. Approval Not Required (ANR) Plan – 59 Cushing Road - Brian Hickey (Applicant / Owner)
- d. Request for Determination of Completeness and Release of Peer Review Funds – Dominique Drive / Sunny Shore Estates; Carlo Panarelli (Developer).
- e. Request for Determination of Minor Modification – Ground Mounted Solar Photovoltaic Project - 0 Bigelow Road – Approved May 21, 2018; Batten Street Solar, LLC (Applicant / Owner); Requesting: installation of energy storage system (batteries).
- f. Request for Determination of Minor Modification – Ground Mounted Solar Photovoltaic Project - 0 School Street (access off Malden Drive) – Approved July 16, 2018; Bigelow Road Solar, LLC (Applicant / Owner); Requesting: proposed access drives, relocated point of interconnection along Bigelow Road.
- g. Draft Decision - 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 8 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). The public hearing closed on July 22, 2019.

#### 3. Discussion

- a. Recreational Marijuana Retail Shop – 70 Worcester Road – Permitting Update – Mike Botelho

#### 4. Public Hearings

- a. Definitive Subdivision Plan - 0 & 153 Upper Gore Road - Janet S. Konkel Revocable Living Trust, Janet S. Konkel 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 four lot subdivision off Upper Gore Road; both properties are zoned Agricultural Single Family Residential (ASFR) within the Lake Watershed Protection (LWP) district. (Continued from 8/19/19)
- b. Special Permit – 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).

#### 5. Correspondence

- a. Federal Emergency Management Agency (FEMA) – Notice of Flood Risk Review Meeting on September 26, 2019, Review of the FEMA 2019 Quinebaug Watershed Floodplain Work Maps

REC'D WEBSTER TOWN CLERK  
SEP 11 '19 PM 1:52

**6. Staff Update**

- a. 168 Main Street – Potential Restaurant
  - b. 13 & 15 Old Worcester Road – Stormwater Permit
  - c. 2020 Meeting Schedule / Location
  - d. Annual Town Meeting Warrant Articles
7. Any items which may lawfully come before the Board.
8. Adjournment