



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

(508) 949-3800 x1002

www.webster-ma.gov

planning@webster-ma.gov

MEETING NOTICE / AGENDA

Monday, February 24, 2020

Selectmen's Meeting Room, 2nd Floor

Webster Town Hall, 350 Main Street, Webster, MA

6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes – January 27, 2020
- b. 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.
- c. 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. Continued from 1/27/2020.
- b. Special Permit / Site Plan Approval / Stormwater Permit – 137 East Main Street – PMG Northeast LLC, 2359 Research Court, Woodbridge, VA 22192 (Applicant / Owner); 6 pump gasoline service station with a 3,825 square foot convenience store. (Assessor ID 24_F_11-12_0). The site is located in a Business with Sewer (B4) zoning district.

4. Public Meeting

- a. Site Plan Approval Application – 17 Loveland Road – Joseph Seraphin, 17 Loveland Road, Webster, MA (Applicant / Owner); Rebuild existing garage and add a new living unit above. (Assessor ID 46-A-53-0). The site is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.

5. Discussion

- a. 71 East Main Street – Site Lighting Update
- b. Lighting Standards – Site Plan Review

6. Staff Update

- Solar By-Law Working Group Update
- CMRPC – Local Planning Assistance – Potential Projects
- Conservation Commission Public Meeting on February 27th – Wetlands Setback Policy Revised Draft

7. Adjournment

REC'D WEBSTER TOWN CLERK
FEB 19 '20 PM 1:00



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**Town of Webster Planning Board
Public Meeting Notice**

In accordance with the provisions of the Webster Zoning By-Law, Sections 650-53(A)(5), the Webster Planning Board will hold a public meeting on a Site Plan Approval Application to reconstruct an existing garage with a residential living unit on the second floor at 17 Loveland Road (Assessor ID 46-A-53). The application was submitted by John Seraphin, 17 Loveland Road, Webster, MA (Applicant/Owner). Said site is located both Lake Residential (LR) and Lake Watershed Protection zoning districts.

The public meeting will be held on Monday, February 24, 2020 at 6:30 p.m. in the Selectmen's Meeting Room, 2nd Floor at the Webster Town Hall, 350 Main Street, Webster, MA. Anyone interested or wishing to be heard should appear at the time and place designated.

All materials associated with this application are available for public review in the Webster Planning Department located in the Webster Town Hall at 350 Main Street, Webster, MA during regular business hours. Project information and a public comment form can be found on the Planning Board webpage on the Town of Webster website (www.webster-ma.gov)

Please contact the Planning Department at (508) 949-3800 x1002 if you have any questions. Thank you.

For the Webster Planning Board
Ann Morgan, Town Planner

REC'D WEBSTER TOWN CLERK
FEB 6 '20 PM 3:14



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Town of Webster Planning Board Public Hearing Notice

In accordance with the provisions of the Webster Zoning By-Law, Sections 570-4, 650-39, and 650-53, the Webster Planning Board will hold a public hearing on a Stormwater Permit, Special Permit & Site Plan Approval Application for a 6 pump gasoline service station with a 3,825 square foot convenience store to be located at 137 East Main Street (Assessor ID 24_F_11-12_0). The application was submitted by PMG Northeast LLC, 259 Research Court, Woodbridge, VA 22192 (Applicant/Owner). Said site is located in a Business with Sewer (B4) zoning district.

The public hearing will be held on Monday, February 24, 2020 at 6:30 p.m. in the Selectmens Meeting Room, 2nd Floor at the Webster Town Hall, 350 Main Street, Webster, MA. Anyone interested or wishing to be heard should appear at the time and place designated.

All materials associated with this application are available for public review in the Webster Planning Department located in the Webster Town Hall at 350 Main Street, Webster, MA during regular business hours. Project information and a public comment form can be found on the Planning Board webpage on the Town of Webster website (www.webster-ma.gov)

Please contact the Planning Department at (508) 949-3800 x1002 if you have any questions. Thank you.

For the Webster Planning Board
Ann Morgan, Town Planner

REC'D WEBSTER TOWN CLERK
FEB 4 '20 AM 9:52