



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING NOTICE / AGENDA

Monday, June 24, 2019

Large Meeting Room, 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 – April 29, 2019, May 20, 2019
 - b. Approval Not Required Plan – Henry Joseph Drive (Sutton Road Estates), Assessor IDs 101-A-1, 1001-A-4, 101-A-4-4; Chuck Ceppetelli (Applicant / Owner).
 - c. 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.
 - d. Request for Determination of Minor Modification – Lake Pizza – 39 Thompson Road – changes to the Site Plan approved on May 21, 2018.
 - e. Draft Decision - Solar Project - 0 & 153 Upper Gore Road - BWC Chamberlain Pond LLC c/o BlueWave Solar - Applicant; 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 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. Public Hearing closed on May 20, 2019.
- 3. Public Hearings**
 - a. 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 5/20/19)
 - b. 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.
- 4. Old Business**
 - a. Sutton Road Estates - Camile Road
 - b. Dunkin' Donuts – 2 locations – 128 Main Street, 170 Thompson Road (Webster Crossing)
 - c. Peer Review Status
- 5. Staff Update**
 - a. Planning Board and CMRPC appointments / term expiration; reorganization
6. Any items which may lawfully come before the Board.
7. Adjournment