



**PLANNING BOARD**

**TOWN OF WEBSTER**

350 Main Street, Webster, MA 01570

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**\*\*REVISED 8/16/19\*\***

**MEETING NOTICE / AGENDA**

Monday, August 19, 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 – June 24, 2019; July 22, 2019; July 29, 2019; August 5, 2019.
- b. As Built Plan Acceptance and Release of Peer Review - Dunkin' Donuts - 128 Main Street - Karlee Management.
- c. As Built Plan Acceptance and Release of Peer Review Funds - Dunkin' Donuts - 170 Thompson Road (Webster Crossing) - Karlee Management.
- d. Approval Not Required Plan - 39 Lake Street; Sang LLC (Owner/Applicant)
- e. Approval Not Required Plan - 1139 School Street; Joseph Urbanowski (Owner / Applicant)
- f. Approval Not Required Plan - 129 Killdeer Road; William J. & Patricia J. Farino, Trustees, Farino Realty Trust (Owner/Applicant)
- 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. 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 6/24/19)

**4. Discussion Item**

- a. Conservation Commission Wetlands Setback Policy – Review; Zoning Board of Appeals – Correspondence – Conservation Commission Setback Policy, 8/16/19.

**5. Staff Update**

- a. Subdivision Status: Sutton Road Estates – Camile Road, Kate Lane; Sunny Shore Estates - Dominique Drive
- b. CMRPC – Local Planning Assistance Program – New Protocol

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

7. Adjournment