

**Webster Planning Board
Meeting Minutes
June 24, 2019**

A meeting of the Webster Planning Board was held on Monday, June 24, 2019 in the Large Meeting Room of the Gladys E. Kelly Public Library at 2 Lake Street, Webster, MA.

Present: Chairman Paul LaFramboise, Vice Chairman Michael Dostoler, Members Cathy Cody, Tom Klebart, Dan Morin and Associate Member Christella Gonsorcik. Also present: Ann Morgan, Town Planner, and Kelly Gorham, Planning Department Clerk and Chuck Eaton, CME Associates.

1. **Call to Order:** Chairman LaFramboise called the meeting to order at 6:34 p.m. The Chairman noted that some of the agenda items are taken out of order.

2. **Action Items**

a. **Approval of Meeting Minutes –April 29, 2019 and May 20, 2019** - This item was tabled to the next meeting.

3. **Public Hearings**

b. **Definitive Subdivision Plan – 0 & 153 Upper Gore Road – Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee (0 Upper Gore Road – Assessor IS 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.**

Ms. Morgan informed the Board that Field Engineering Co., Inc. requested a continuance. They are in the process of reviewing the Engineering comments from CME Associates.

Motion to continue the public hearing to July 22, 2019 made by Mr. Morin, seconded by Ms. Cody. Motion passed unanimously, 5-0.

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)**

Chairman LaFramboise noted that one of the eligible voting members was not in attendance which would reduce the supermajority potential for the special permit vote. Ms. Morgan noted that Mr. Dostoler has recused himself from voting on this project due to a conflict of interest. It was recommended that no testimony be taken at this time. If there is testimony, the absent member would not be eligible to vote. Evan Turner, Applicant, agreed to a continuance.

Motion to continue the public hearing to July 22, 2019 made by Mr. Morin, seconded by Ms. Cody. Motion passed unanimously 5-0

2. **Action Items - continued**

d. **Request for Determination of Minor Modification – Lake Pizza – 39 Thompson Road – changes to the site plan approved on May 21, 2018.**

Dick Kelly, contractor for the owner, and owner John Sgouritsas were present to a determination of minor modification from approved plan. In May of 2018, the site plan was approved for a new patio, landscaping and stormwater management. Construction on the patio had begun without a permit. A Stop Work order was issued by the Building Commissioner. A sketch including changes to

landscaping, the patio and drainage was submitted to the Building Department. This discussion was to determine whether or not the Planning Board will allow the changes as minor or if they need to go through the modification process. The patio dimensions have been reduced to 36' x 20' patio with a wall around it. Changes to drainage were due to the fact the original proposed patio was larger than the proposed modification of the patio size.

Ms. Gonsorcik arrives at 6:50 p.m.

Mr. Eaton reviewed the plans. Ms. Morgan stated that a sketch of landscaping changes must be provided. Drainage has not been inspected. The patio dimensions on the approved plan are 24' 5" by 35' 9". A 36 inch infiltration pipe was approved on the original plan and was changed to 70 feet of 4 inch pipe. The granite curb was also eliminated. Parking would be restriped, with 2 handicapped spaces added to the front of the building. Some parking would be lost due to planters and landscaping. Ms. Cody asked for more written detail regarding the changes. Mr. LaFramboise asked about ground water issues and would like Mr. Eaton to review the stormwater infiltration area. Mr. Eaton added that the parking, landscaping, stormwater, patio and the signage all need to be addressed. The Building Commissioner will also have to review the project again. Changes to the original plan must be itemized and construction can't continue until all issues are resolved. A letter from the Building Inspector is also required.

Mr. Sgouritsas stated that he would work to provide that information before the next meeting. This item was tabled to the July 22, 2019 meeting.

- c. **Request for Determination of Minor Modification** – Golden Heights (Assessor ID 17-D03-0) – Create eight (8) new parking spaces, Webster Housing Authority.

The Planning Board had requested that Mr. Eaton inspect the site which he did and reviewed with the Board. The drainage system was installed per the plan. The retention basin was working properly. The woody vegetation around the inlets should be removed. There were no issues with adding a small amount of parking. The emergency access driveway was overgrown with vegetation and must be cleared. Ms. Morgan noted that all the materials showing the new parking and other requested information were sent in to the Planning Department. More phases are possible in the future and the process will be documented.

Motion to determine that the requested parking expansion is a minor modification and to grant the modification with the conditions that the recommendations from CME Associates regarding the clearing of the basin areas and the emergency access road be incorporated into the approval made by Mr. Morin, seconded by Mr. Dostoler. Motion passed unanimously, 5-0.

- b. **Approval Not Required Plan** – Henry Joseph Drive (Sutton Road Estates) Assessor IDs 101-A-1-0; Chuck Ceppetelli (Applicant/Owner).

Mr. Ceppetelli was present to discuss the application. Parcel A is to be split into two large lots, A-1 and A-2, with 60' frontage for each lot. They may build a single house there in the future. Ms. Morgan noted that the plan met the requirements. No comments were made.

Motion to endorse the ANR plan made by Mr. Klebart, seconded by Ms. Cody. Motion passed unanimously 5-0.

4. Discussion Items

- a. Sutton Road Estates – Camile Road – Ms. Morgan requested copies of past minutes from the Town Clerk. She had not received them as of the time of this meeting. Mr. Ceppetelli will provide information regarding non-pervious materials. There was a double barrel road on the original plan that was changed to a single road. Ms. Morgan noted that past meeting minutes were essential in determining what has been authorized by the Planning Board. This information is need to determine how to proceed with a determination of completeness. Letters have been sent to Carol Panarelli (Dominique Drive) and John Szeredy (Oakwood Drive) to encourage them to move forward with completion as well. This item will stay on the agenda until it is resolved.
- b. Dunkin' Donuts – 2 locations – 128 Main Street, 170 Thompson Road (Webster Crossing) – Ms. Morgan noted that she had spoken with Michelle Maria of Karlee Management. Ms. Maria is working with Mr. Eaton and the Building Commissioner to resolve outstanding issues. Ms. Maria intends to This item was tabled to the next meeting.
- c. Engineering Update – Peer Review Status – Planning Department staff have been reviewing past due invoices. Funds have been received from some of the accounts and invoices will be paid. Accounts that have been open for years have been closed.

5. Staff Update

- a. Planning Board and CMRPC appointments / term expiration; reorganization – CMRPC appointees will need to provide a letter of interest to the Board of Selectmen. Reorganization is scheduled for the July meeting.
- b. Other: Mr. Eaton asked for an update on Taco Bell. Reconstruction for interior renovations have begun without permits. Work was stopped by the Planning Department due to signage issues. Lighting needs to be brought into compliance. The project is on hold. The Town holds a \$10,000.00 bond for landscaping associated the previous site plan approval for when the site was built out. Ms. Morgan stated that documentation shows that Board had rescinded that bond due to failure to comply. Ongoing research is still required.

2. Action Items - continued

- 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.

Ms. Morgan noted that a draft decision is in development and that she will ask Town Counsel to review it. This item is tabled to the next meeting.

Mr. LaFramboise noted that Hazard Marine on Town Forest Road is working with a recreational marijuana retailer to occupy a portion of their site. They will be coming before the Board for a special permit and site plan review.

Ms. Cody asks if work has begun on the Batten Street Solar project. The agreements for Batten Street and Bigelow Road are in place for the Town Administrator to sign.

6. Any items which may lawfully come before the Board – None.

7. Adjournment

Motion to adjourn made by Mr. Klebart, seconded by Ms. Cody. Motion passed unanimously, 5 - 0. The meeting was adjourned at 7:47 p.m.

Minutes Approved: 
Chairman Paul LaFramboise

Date: 8/26/19

EXHIBITS

- Public Hearing 3B: Definitive Subdivision Plan – 0 & 153 Upper Gore Road – Janet S. Konkel Revocable Living Trust, Janet S. Konkel Trustee and Victor J. Stefaniak, Jr. – Owners; All materials associated with this application are on file in the office of the Town Clerk and the Planning Department.
- Public Hearing 3A: Solar Project - 0 Juniper Lane - Juniper Lane Solar, LLC (Applicant); All materials associated with this application are on file in the office of the Town Clerk and the Planning Department.
- Action Item 2D - Request for Determination of Minor Modification – Lake Pizza – 39 Thompson Road changes to the site plan approved on May 21, 2018. All materials associated with this application are on file in the Planning Department.
- Action Item 2C: Request for Determination of Minor Modification – Golden Heights All materials associated with this application are on file in the office of the Town Clerk and the Planning Department.
- Action Item 2B: Approval Not Required Plan – Henry Joseph Drive (Sutton Road Estates); Chuck Ceppetelli (Applicant/Owner). All materials associated with this application are on file in the office of the Town Clerk and the Planning Department.
- Action Item 2E: Draft Decision - Solar Project - 0 & 153 Upper Gore Road - BWC Chamberlain Pond LLC c/o BlueWave Solar - Applicant; All materials associated with this application are on file in the office of the Town Clerk and the Planning Department.