

**Webster Planning Board
Meeting Minutes
July 29, 2019**

A meeting of the Webster Planning Board was held on Monday, July 29, 2019 in the Irene Martel Meeting Room, 1st Floor, Webster Town Hall, 350 Main 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, Director of Planning & Economic Development.

1. **Call to Order:** Chairman LaFramboise called the meeting to order at 6:49 p.m.

2. **Action Items**

- a. **Draft Decision – Solar Project – 0 & 153 Upper Gore Road – BWC Chamberlain Pond LLC c/o Blue Wave 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 reviewed the process by which the draft was developed. She noted that the Board will need to vote on the all the findings and then make a decision. If approved the Board will need to finalize the conditions. If denied the Board will need to reference specific reasons and findings. She recommended that the Board review all the findings and make comment which can be developed into a second draft for Town Counsel review if they so choose. If they opted to make a decision tonight they will need to develop very specific verbiage. The Board has until August 18th to file a decision with the Town Clerk.

Mr. LaFramboise recommended that the Board go through the findings and develop a second draft for review. Ms. Morgan noted that Town Counsel is prepared to review a second draft this week and could have it ready if the Board decides to meet next week. Everyone looked at their calendars and it was decided that the Board would meet Monday, August 5th at 6:30 p.m. at a place to be determined.

The Board proceeded with the review of the draft. Ms. Morgan reviewed the first grouping of findings (1 through 4) noting that these address the adequacy of the application submission and the waiver request. The Board reviewed these and made no changes.

Motion to approve Findings 1 through 4 as drafted made by Mr. Dostoler, seconded by Mr. Klebart. Motion passed unanimously, 5-0.

Ms. Morgan stated that Findings 5 through 26 review subjects that were discussed at the public hearings as well as citizen input. These findings are based on the meeting minutes from the hearing. Mr. LaFramboise asked if there were any comments or edits. Ms. Morgan noted that she would add language to Finding #F5 reflecting the zoning freeze for the site due to the filing of the preliminary plan which is in accordance with State law. The zoning freeze allows the old solar by law requirements to remain in effect even though the Zoning By-law was amended at the October Town Meeting to disallow large scale solar projects in residential zones. The addition of this language was recommended by Town Counsel and the matter was discussed during the public hearing.

No comments or edits were made to Findings 6 through 18. Finding 19 had a misspelling which was corrected. No comments or edits were made to Findings 20 and 21. Finding 22 had a misspelling which was corrected. No comments or edits were made to Findings 23 through 26.

Ms. Morgan stated that the next group of findings (27-40) related to the general intent and purpose of the Zoning By-law. Mr. LaFramboise asked the Board for comments and edits. The Board reviewed these findings and made comments for each.

Ms. Morgan stated that the next group of findings (41-58) related to the decision criteria for site plan review. Mr. LaFramboise asked the Board for comments and edits. The Board reviewed these findings and made comments for each.

Ms. Morgan noted that the waiver was drafted based on the information available to date including the waiver request language from the Applicant. The Board will need to vote on the waiver at the time of decision.

Mr. LaFramboise asked if there were any other questions or comments from the Board. There was none.

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

4. Adjournment

Motion to adjourn made by Mr. Dostoler, seconded by Ms. Cody. Motion passed unanimously, 5 - 0. The meeting was adjourned at 7:53 p.m.

Minutes Approved:


Chairman Paul LaFramboise

Date:

8/19/19

EXHIBITS

- 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.