



PLANNING BOARD

TOWN OF WEBSTER
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MEETING NOTICE / AGENDA

Monday, November 18, 2019
Large Meeting Room, 1st 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 – October 28, 2019.
- b. Release of Surety – McDonald’s Landscaping Plan – 44 East Main Street
- c. Request for Determination of Minor Modification – Webster First Federal Credit Union – 41 East Main Street – Site Plan Modifications

3. Public Hearings

- a. Modification of a Special Permit and Site Plan Approval - 0 Bigelow Road (off Harry's Way and Bigelow Road) - Solar Project; Bigelow Road Solar LLC (Applicant), Webster Dudley Sand & Gravel (Owner) - new access road and relocation of utility interconnection. The site is located in a Business without Sewer (B5) zoning district. Assessor ID 23-A-3 and 18-B-1. The Special Permit & Site Plan were approved on 7/16/18. Continued from 10/28/19.
- b. 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. Continued from 10/28/19.
- c. 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). Continued from 9/16/19 and 10/28/19.

4. Discussion Items

- a. Review of as built signage, 148 Gore Road, Nayef Moussa (Applicant); the Special Permit for the sign was approved on June 24, 2019.

5. Staff Update

- a. Engineering Update
- b. Joint Meeting with the Zoning Board of Appeals and Conservation Commission regarding the Conservation Commission Wetlands Setback Policy – Meeting Date: December 16, 2019 at 5:30 p.m.

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

7. Adjournment