



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING NOTICE / AGENDA

Monday, December 16, 2019

Gladys E. Kelly Public Library, Large Meeting Room, 1st Floor,

2 Lake Street, Webster, MA

6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes –November 18, 2019
- b. Approval Not Required Plan – 26 Rawson Road – Assessor ID 74-A-14-1R; Trustee Mary Massicotte (Owner); Mary Massicotte (Applicant)
- c. Solar Project, 0 School Street, Batten Street Solar LLC (Applicant); access off Malden Drive – Minor Change in DC capacity, reduction in module count; this project was approved by the Planning Board on 4/30/18.
- d. As Built Plan Review – Site Plan - Webster First Federal Credit Union (Owner) – 41 East Main Street.

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 11/16/19.
- 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 11/16/19.
- 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 11/16/19.
- d. Special Town Meeting Warrant Article - Rezone 30 Worcester Road from Business with Sewer (B4) to Industrial (I).
- e. Special Town Meeting Warrant Articles - Marijuana Research Facilities – Proposed: to be allowed by Special Permit in Industrial Zones
- f. Special Town Meeting Warrant Articles - Recreational Marijuana Retail Sales – Proposed: to be allowed by Special Permit in a proposed Overlay District; New Article XIII of the Zoning By-Law and establishment of a Recreational Marijuana Retail Sales Overlay (RMRSO) overlay district.

4. Staff Update

- a. Planning Board meeting locations in 2020
- b. Project Updates – Site Photos; 148 Gore Road; 39 Thompson Road; 108 Thompson Road; 13-15 Old Worcester Road; Intersection of Lake, Thompson & Birch Island Road.

5. Adjournment