

Town of Webster Planning Board
Meeting Minutes
March 20, 2017 – 6:30 p.m.
Police Department Community Room

COPY

Attending: Members: Chairman Paul LaFramboise, Michael Dostoler, Sharon McMahon, Chuck Ceppetelli, Denise Descheneau
Chuck Eaton, P.E., CME Associates
Kevin Flynn, Interim Town Planner, CMRPC

Absent: Members: Thomas Klebart

Call to Order

Meeting called to order at 6:30 p.m. in the Police Department Community Room, Webster Police Station, 357 Main Street.

Minutes

Motion by Mr. Dostoler, seconded by Ms. McMahon, to approve the minutes of February 27, 2017. Approved unanimously.

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Site Plan Approval

• **138 Lake Street – Swinging Chicken**

Sergio Manzi presented the site plan. Based on prior informal discussions the plan was revised to reflect the suggestions of the Board and CME Engineering. Following discussion, P. LaFramboise marked two changes on the plan: the proposed deck at the rear of the building is deleted, and the parking calculations were adjusted to reflect the actual amount of public parking available.

Motion by Dostoler to approve the site plan as adjusted and noted on the plan, seconded by Ceppetelli. Approved unanimously.

• **294 Thompson Road – Cakettes**

Jay Dubois, DC Engineering and Survey, Inc. appeared for Cakettes. Based on CME Engineering letter of February 2, 2017, they revised the plan. They added bollards at the seating, closed up the entrance driveway and added grassed area, added parking and ADA striping, and reduced the impervious area.

Motion by McMahon, seconded by Dosteler, to approve the plan with two conditions: notify the Planning Board before starting work, and submit an engineered as-built plan when complete. Approved unanimously

Approval Not Require (ANR) Plans

- **61 Main Street / 7 Wellington Road.** On a motion duly made and seconded the plan was approved unanimously.
- **173 School Street.** On a motion duly made and seconded the plan was approved unanimously.

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Other Business

- **Lake Pizza – pre site plan meeting.** John Sgouritsas, owner, presented his preliminary plan for discussion. He proposes constructing a terraced seating area 25 by 36 feet. Because the property slopes, it will require a 36 inch retaining wall, with drains in the wall. CME noted the seating area counts as public area for calculating required parking spaces and for landscaping, encourages applicant provide only the minimum required parking to mitigate impervious surfaces, reminds them to stripe parking area and traffic flows. P. LaFramboise noted that stamped engineered drawings are required for site plan review. Mr. Ceppetelli advised appropriate footings required for retaining wall construction. The Board advises applicant use bollards to protect the seating area, traffic flows.

Motion by Mr. Dostoler, seconded by Mr. Ceppetelli, that the proposal does not require a public hearing for site plan review. Approved unanimously

- **Chris Ryan, Manager of Community Development and Planning, Central Massachusetts Regional Planning Commission.**

Chris reviewed the range of services CMRPC can provide to the Planning Board: transportation, regional planning, master planning, zoning bylaw assessment and revisions, circuit rider planners, etc. He described the three elements of the zoning diagnostic: review of the bylaw with local enforcement officials, in-house evaluation of the zoning bylaw in light of recent court cases and changes in the law, and recommendations for revisions and updates. This work can be done as part of the agency's Local Technical Assistance to member communities. Following discussion, Chris encouraged the Board to consider whether these services can help with local needs.

Motion by Dostoler, seconded by McMahon, to adjourn. Unanimously approved.

The Board adjourned at 7:45 p.m.

All correspondence, reports, plans and applications can be viewed at the
Town of Webster Office of Planning &
Economic Development, 350 Main St,
Webster MA, 01570

Prepared by:
Kevin Flynn, Interim Town Planner
For Central Massachusetts Regional Planning Commission

Minutes Approved:

 Date: 5/22/17