



PLANNING BOARD

TOWN OF WEBSTER

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****REVISED****

MEETING AGENDA

Thursday, May 4, 2023

Board of Selectmen Meeting Room

Webster Town Hall, 2nd Floor

6:30 p.m.

1. Call to Order

2. Action Items

- a. Request for Determination of Completeness – Pinewood Estates II – Oakwood Drive (partial) – Joyce Szeredy (Applicant / Owner). Continued from 4/24/23.
- b. Draft Decision and Site Plan Endorsement: Stormwater Permit – 118 Thompson Road – Construction of a New Duplex – Caroline Fritz (Applicant / Owner)
- c. Draft Decision: Stormwater Permit and Site Plan Endorsement – 120 Thompson Road – Construction of a New Duplex – Caroline Fritz (Applicant / Owner)

3. Public Hearing

- a. Town Meeting Warrant Article: replace the language in Section 650-22 - District 8, Floodplain with new language. The proposed new language seeks to ensure compliance with the new requirements of the Federal Emergency Management Agency (FEMA) and the Commonwealth of Massachusetts.
- b. Town Meeting Warrant Article: Amendment to Article IV, Section 650-14 – District 1 Single Family Residential, Section C, Setback Building Lines by deleting the following language: however, if the existing buildings within 600 feet on either side of the lot in question are set back to a greater or lesser distance than the set-back provided in this bylaw the allowable set-back shall not be nearer than the average set-back of all existing buildings within 600 feet on either side of the lot in question.
- c. Town Meeting Warrant Article: Amendment to Article IV, Section 650-15 – District 2 Agricultural Single Family Residential, Section D, Setback Building Lines by deleting the following language: however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the setback provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question.
- d. Town Meeting Warrant Article: Amendment to Article IV, Section 650-16, District 3 Multiple Family Residential, Section C, Setback Building Lines by deleting the following language: however, the same allowance may be made regarding the adjacent building as applies to the Residence 1 Districts.

- e. Town Meeting Warrant Article: Amendment to Article IV, Section 650-18, District 5 Business Districts, Section B, Setback Building Lines by deleting the following language: however, if the existing buildings within 300 feet on either side of the lot in question are set-back to a greater or lesser distance than the set-back provided in this bylaw, the allowable set-back shall not be nearer than the average set-back of all the existing buildings within 300 feet on either side of the lot in question.
- f. Town Meeting Warrant Article: Amendment to Article IV, Section 650-21, District 7 Lake Residential, Section C, Setback Building Lines by inserting the following language (**in BOLD**) and deleting the following language (strikethrough) or take any action relative thereto, as follows:

Set-Back Building Lines. In any Lake **Residential** District, no part of any enclosing wall shall be nearer than 20 feet to the exterior line of any street. ~~; however, if the existing buildings within 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set back provided in the bylaw, the allowable set-back shall not be nearer than the average set back of all existing buildings within 300 feet on either side of the lot in question. set back of all existing buildings within 600 feet on either side of the lot in question.~~ **No structure shall be located nearer than 10 feet to the side or rear lot lines.**

- g. Town Meeting Warrant Article: A citizen’s petition to change and amend the Town of Webster Zoning Map referenced in Section 650-13 of the Webster Zoning By-law as follows:

“To see if the Town will vote to amend the Webster Zoning Bylaws and Zoning Map so as to change the zoning district from General Business B-5 to Agricultural – Single Family Residential (A.S.F.R.), for all property as shown on the attached segment of the Town of Webster Zoning Map attached hereto and incorporated herein, being all land westerly of the centerline of Thompson Road to the westerly line of Route 395 and northernly of the existing district boundary line to the northernly most corner of Assessor’s Map lot no. 33-A-1-0. The purpose of the proposed zoning amendment is to expand the current A.S.F.R. District along Thompson Road; or take any action in relation thereto.”

4. **Next Meeting Date** – May 22, 2023, 6:30 p.m.

5. **Adjournment**