



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING AGENDA

Monday, May 23, 2022

Board of Selectmen Meeting Room

Webster Town Hall, 2nd Floor

6:30 p.m.

1. **Call to Order**
2. **Presentation:** Municipal Vulnerability Preparedness Plan Presentation and Public Listening Session
3. **Action Items**
 - a. Approval of Meeting Minutes - January 31, 2022; February 28, 2022; March 28, 2022
 - b. Annual Signature Form for Worcester District Registry of Deeds Plan Department - Signatures Required
 - c. Appointment to the By-Law Review Committee
 - d. Site Plan Endorsement - 64 Worcester Road - Medical Waste Transfer Facility - United Medical Waste Management, Inc. (Applicant); Kunkel Bus Company (Owner)
 - e. Draft Decision: Special Permit - Signage - Convenience Store, Gas Station and Car Wash and Special Permit for Signage - 137 East Main Street - Nouria Energy Corporation (Applicant); PMG Northeast LLC (Owner).
 - f. Draft Decision: Site Plan Application - Convenience Store, Gas Station and Car Wash and Special Permit for Signage - 137 East Main Street - Nouria Energy Corporation (Applicant); PMG Northeast LLC (Owner).
 - g. M.G.L. Chapter 91 Waterways WW24 General License Certification Application – 24 Point Pleasant Road – Assessor ID 48-A-48-0 – Melanie Fish Amir, Trustee (Applicant/Owner) – Residential Dock
3. **Public Hearings**
 - a. Special Permit Application for Lot Coverage exceeding 40% - 70 Bates Point Road - Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0; site is located in both Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts. (Originally scheduled to open on 4/25/22; was postponed to 5/23/22 at the request of Applicant with approval from the Board).
 - b. Special Permit Application for Signage and Site Plan Approval for a self-storage facility with retail showroom and parking area to be located at 70 Worcester Road (Assessor ID 88_B_42-41_0); submitted by AMERCO Real Estate Company, 2727 N. Central Ave., 5N, Phoenix, AZ 85004 (Applicant/Owner). Said site is located in the General Business (B5) and Lake Watershed Protection (LWP) zoning districts.
4. **Staff Update**
 - a. Engineering Update - CHA Companies
 - b. Staff Update
5. **Next Meeting Date** - June 27, 2022, 6:30 p.m.
6. **Adjournment**