



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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MEETING AGENDA

Monday, June 26, 2023

Board of Selectmen Meeting Room

Webster Town Hall, 2nd Floor

6:30 p.m.

REC'D WEBSTER TOWN CLERK
JUN 22 '23 AM 8:47

1. Call to Order & Announcements

Please be advised that this meeting is being recorded.

2. Action Items

- a. Approval Under Subdivision Law Not Required (ANR) Plan – 3 Ragina Avenue – Assessor ID 44A-13-35 – Michael Rancourt (Applicant / Owner).
- b. Draft Decision: Modification of a Site Plan - Sales and Commercial Parking - 300 Thompson Road - Three Hundred LLC (Applicant / Owner); Assessor ID 34-A-6-0; Site is located in both a Business 5 (B5) zoning district.
- c. Public Meeting and Draft Decision: Stormwater Permit Application – Substation Site Improvements – 52 Worcester Road – New England Power Company (Applicant Owner); Assessor ID 87-A-2-0; site is located in an Industrial (I) zoning district. Continued from 5/22/23

3. Public Hearings

- a. Special Permit Application – Add an Electronic Message Sign to an Existing Sign – 63 East Main Street (Assessor ID 15-G-25). Signarama Worcester (Applicant); East Main Street Management (Owner). Site is located in a Business 4 (B4) zoning district.

4. Public Meetings

- a. Modification of a Site Plan - Construction of a New Garage - Commercial Parking - 114 Point Breeze Road - Assessor ID 46-A-9; Berthiaume Contracting Corp. (Applicant) - WEF, Inc. (Owner); Site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning district. Continued from 5/22/23.
- b. Site Plan Review and Stormwater Management Application - Renovation of Bartlett High School, Grounds, Playing Fields and Other Site Facilities at 52 Lake Parkway, Webster, MA - Assessor ID 12-E-16 - Webster Public Schools (Applicant/Owner). The site is located primarily in a Single Family Residential (SFR) zoning district and partially within a Business 5 (B5) zoning district.
- c. Modification of a Site Plan - 74 Worcester Road, Webster - UHaul - AMERCO Real Estate Company (Applicant / Owner)' Assessor ID 88B-42-41; Site is located in a Business 5 (B5) zoning district

5. Discussion Items

- a. Engineering Update - CHA Companies
- b. Odor Mitigation Update - Marijuana Cultivation Facility - 30 Worcester Road – Curaleaf

c. 56 Worcester Road – Violation – Clearing exceeding 10,000 square feet

6. Next Meeting Date – July 29, 2023

7. Adjournment