



## PLANNING BOARD

## TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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### MEETING AGENDA

Monday, June 27, 2022

Board of Selectmen Meeting Room

Webster Town Hall, 2<sup>nd</sup> Floor

6:30 p.m.

#### 1. Call to Order

#### 2. Action Items

- a. Approval of Meeting Minutes - April 25, 2022; May 23, 2022
- b. Annual Signature Form for Worcester District Registry of Deeds Plan Department - Signatures Required
- c. Appointments: By-Law Review Committee (Chairman appointment), Central Mass. Regional Planning Commission (2 delegates)
- d. Reorganization
- e. Performance Surety Review and Vote - Pinewood Estates II - Oakwood Drive - The Szeredy Living Trust.
- f. Approval Not Required (ANR) Plan – Brookside Ave. TCP Homes, Inc. (Owner / Applicant), 82 Wendell Ave. Pittsfield, MA 01201; Assessor ID 6\_B\_98\_0.
- g. Site Plan Endorsement - 64 Worcester Road - Medical Waste Transfer Facility - United Medical Waste Management, Inc. (Applicant); Kunkel Bus Company (Owner)
- h. Site Plan Endorsement - 137 East Main Street - Convenience Store, Gas Station, Car Wash - Nouria Energy Corporation (Applicant); PMG Northeast LLC (Owner).
- i. 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).

#### 3. Public Hearings

- a. Public Hearing: 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. Continued from 5/23/22.
- b. Public Hearing: 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. Continued from 5/23/22.

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- c. **Public Hearing: Modification of a Definitive Subdivision Plan - Pinewood Estates II - Oakwood Drive - The Szeredy Living Trust; Assessor ID 93-A-3-0. Site is located in an Agricultural Single Family Residential District (ASFR).**

**4. Staff Update**

- a. **Engineering Update - CHA Companies**
- b. **Odor Mitigation Update: Curaleaf - Marijuana Grow Facility - 30 Worcester Road**
- c. **Site Plan Compliance Review - Site Plan 13-15 Old Worcester Road**

**5. Next Meeting Date - July 25, 2022, 6:30 p.m.**

**6. Adjournment**