



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

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****REVISED****

MEETING AGENDA

Monday, August 28, 2023

Board of Selectmen Meeting Room

Webster Town Hall, 2nd Floor

6:30 p.m.

1. Call to Order & Announcements

Please be advised that this meeting is being recorded.

2. Action Items

- a. Reorganization and Elect CMRPC Delegates
- b. Annual Worcester District Registry of Deeds Signature Form
- c. Draft Meeting Minutes
- d. Request for Determination of Completeness - As Built Plan Acceptance - Building Expansion Project - 7 Goya Drive - R.P. Masiello, Inc. (Applicant), Goya Industries (Owner)
- e. Draft Decision: Modification of a Site Plan - 74 Worcester Road - Assessor ID 88B-42-41 - UHaul - AMERCO Real Estate Company (Applicant / Owner); site is located in a Business 5 (B5) zoning district.

3. Public Meetings

- a. Public Meeting: Modification of a Site Plan – Expansion of Commercial Parking – 300 Thompson Road – Three Hundred LLC (Applicant / Owner); Assessor ID A-12-12-0; Site is located in a Business 5 (B5) zoning district. Continued from November 28, 2022. Applicant is requesting a continuance to the December 18, 2023 meeting.
- b. 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 7/31/23.
- c. Modification of a Site Plan – Garage for Commercial Parking – 114 Point Breeze Road – WEF, Inc. (Applicant); Berthiaume Construction Corp. (Applicant); Assessor ID 46-9-A; site is located in both a Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.
- d. 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. Continued from 7/31/23.

4. 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
- d. 13-15 Old Worcester Road – Site Plan - Conditions of Approval – Potential Violations
- e. 7 Malden Drive – Batten Street Solar Project - Update

5. Next Meeting Date – September 25, 2023

6. Adjournment