



PLANNING BOARD

TOWN OF WEBSTER

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MEETING AGENDA

September 26, 2022

Board of Selectmen Meeting Room
Webster Town Hall, 2nd Floor
6:30 p.m.

****REVISED****

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - June 27, 2022; July 25, 2022; August 29, 2022.
- b. Approval Not Required Under Subdivision Control Law (ANR) Plan - 187 Killdeer Road - Killdeer Island Club (Applicant); Martin & Alexandria Adomat Trustees of Adomat Realty Trust (Applicant).
- c. Approval Not Required Under Subdivision Control Law (ANR) Plan - Corner of Black Point and Cedar Point Roads - Pips Inevitable Success LLC (Applicant).
- d. Approval Not Required Under Subdivision Control Law (ANR) Plan - Jackson Road - Cedar Cove LLC (Applicant).
- e. Approval Not Required Under Subdivision Control Law (ANR) Plan - 116 Thompson Road - Caroline Fritz (Applicant).
- f. Draft Decision: Special Permit Application for Signage and Site Plan Approval for a self-storage facility with retail showroom and parking area; 70 Worcester Road (Assessor ID 88_B_42-41_0); AMERCO Real Estate Company (Applicant / Owner).
- g. Draft Decision: 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.

3. Public Meetings

- a. Site Plan Application - Reuse of Vacant School Building - 12 Day Street - Xaley Yousey, Cunningham Equities (Applicant), Roman Catholic of Worcester (Owner); site is located in a Business 4 (B4) zoning district.
- b. Modification of a Site Plan - Commercial Parking - 300 Thompson Road - Three Hundred LLC (Applicant / Owner); Assessor ID A-12-0; Site is located in both a Business 5 (B5) and Lake Watershed Protection (LWP) zoning districts. Continued from 7/25/22.

4. Public Hearings

- a. Town Meeting Warrant Article - Zoning Map Change - To re-zone a portion of one parcel located at 516 South Main Street and 15 Prospect Street totaling approximately 30,641 square feet (.70 acres) from the current zoning of Multi-Family Residential (MR) to a zone of General Business 4 (B-4) as shown on the map entitled "Town of Webster, Proposed Zoning Change from Multiple Family Residential (MFR) to Business 4 (B4); 516 South Main Street and 15 Prospect Street; Parcel ID 1_J_1_0 and ID I_J_2_0".

5. Staff Update

- a. Engineering Update - CHA Companies

6. Next Meeting Date - October 31, 2022, 6:30 p.m.

7. Adjournment