



PLANNING BOARD

TOWN OF WEBSTER
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REC'D WEBSTER TOWN CLERK
SEP 23 '21 PM 12:20

MEETING NOTICE

Monday, September 27, 2021
Board of Selectmen Meeting Room
Webster Town Hall, 2nd Floor
6:30 p.m.

1. Call to Order

2. Action Items

- a. Approval of Meeting Minutes - August 30, 2021
- b. 2022 Draft Meeting Schedule and Application Submission Deadline Dates
- c. Membership - Associate Member Kelly Baldarelli

3. Public Meeting

- a. Site Plan Review Application for the construction of a medical waste transfer facility at 64 Worcester Road; United Medical Waste Management, Inc., 20 Oakhurst Road, Sutton, MA 01590 (Applicant), owned by Kunkel Bus Company Inc. (Assessor Parcel ID 87-A-1-0) The site is located within a Business 5 (B5) zoning district.

4. Public Hearings

- a. Town Meeting Warrant Article - - Zoning By-law Section 650-21. District 7, Lake Residential - Setback Building Lines. Amend Section C by deleting language (strikethrough) and adding language (in bold) as follows:

C. Set-Back Building Lines. In any Lake District, no part of any ~~enclosing wall~~ **structure** shall be nearer than 20 feet to the ~~exterior line of any street front lot line~~; however, if the ~~existing buildings~~ **arithmetic mean set-back of the structure nearest to the exterior line of any street front lot line** within **each lot less than** 300 feet on either side of the lot in question are set back to a greater or lesser distance than the set-back provided in the bylaw, the allowable set-back shall ~~may~~ not be nearer than the ~~average arithmetic mean set-back of the all existing buildings structure~~ nearest to the ~~exterior line of any street front lot line within each lot within~~ **less than** 300 feet on either side of the lot in question.

- b. Town Meeting Warrant Article - Zoning By-law Section 650-32 - Frontage - Amend the first sentence to delete language (strikethrough) and add language (in bold) as follows: No building to be occupied in any part ~~for of a residential purposes zone~~ shall be constructed on any lot or part of a lot, unless such lot or part has frontage of not less than 50 feet on a public street or an open and unoccupied private way shown on an approved subdivision plan leading to a public way.
- c. Town Meeting Warrant Article - - Zoning By-law, Table of Dimensional Requirements, Section 650, Attachment 2:

- Amend Language of Notation *1 by deleting language (strikethrough) and adding language (in bold): *1 The minimum width at the building line shall be ~~100~~ **50** feet in all residential zones **in accordance with Section 650-32.**
- Amend Language of Notation *3 by deleting language (strikethrough) and adding language (in bold): *3 ~~Residence Use Conform to Res. 3~~ **Residential Uses - Please refer to Section 650-16: District 3 Regulations.**
- Add new notation *4; Add new language *4 **Setback building lines to conform to District Regulations.**
- Add new language above the table: **Please refer to all District Regulations for additional information and requirements.**

5. Staff Report

- a. Engineering Update - CHA Companies

6. Next Meeting Date - Monday, October 25, 2021, 6:30 p.m. in the Board of Selectmen Meeting Room, Webster Town Hall

7. Adjournment