



PLANNING BOARD

TOWN OF WEBSTER

350 Main Street, Webster, MA 01570

(508) 949-3800 x1002

www.webster-ma.gov

planning@webster-ma.gov

MEETING NOTICE / AGENDA

Monday, April 26, 2021

via Remote Participation / Zoom

6:30 p.m.

REC'D WEBSTER TOWN CLERK
APR 22 '21 PM 2:33

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Webster Planning Board will be conducted via remote participation to the greatest extent possible. Please join the meeting from your computer, tablet or smart phone using the following link OR by calling the phone number:

<https://zoom.us/j/97497399211?pwd=TjhzRTFhenRUTUJmVFQrVjQ1NU1HUT09>

-OR- Call (646) 558-8656

Meeting ID: 974 9739 9211

Passcode: 955091

1. 6:30 p.m. - Call to Order

2. Action Items

- a. Approval of Meeting Minutes - March 29, 2021
- b. Approval Not Required Plan (ANR) - 27 Point Pleasant Avenue - Norma Duteau (Applicant / Owner); Assessor ID 48-A-70-0.
- c. Vote to sign or authorize the Director of Planning & Economic Development to sign the final approved site plan for 13-15 Old Worcester Road, Reid Smith Realty, LLC (Applicant / Owner).
- d. Action Item 2D: M.G.L. Chapter 91 Waterways BRPWW06 Simplified License Application - 32 Jackson Road - Assessor ID 40-D-14-0 - Cedar Cove, LLC (Applicant / Owner)

3. Public Meetings

- a. Site Plan Approval and Stormwater Permit Applications - 5-7 Goya Drive & 9 Goya Drive; R.P. Masiello, Inc. (Applicant), Goya Foods, Inc. (Owner); Assessor ID 96-A-2-1 and 96-A-2-2; Expansion of existing wholesale warehouse facility including new addition and parking. Site is located within the Industrial (I) and Lake Watershed Protection (LWP) zoning districts. *Continued from 3/29/21.*
- b. Site Plan Approval and Stormwater Permit Applications - 61,67, 69 Cudworth Road - 590 vehicle storage parking lot to serve the Central Massachusetts Auto Auction facility in Oxford; Assessor ID 97-B-2-0, 97-B-2-1, 97-B-3-0); NU Auto Auction Realty, LLC, 12 Industrial Park Road, East Oxford, MA 01540 (Applicant / Owner). Said site is located in Business without Sewer (B5) zoning district. *The Applicant is requesting a continuance to 5/24/21.*

4. Public Hearings

a. Proposed Zoning Articles for Annual Town Meeting

1. Amendment to Article 4 - District Regulations to remove “within sewer” §650-17 and to remove “(without sewer)” from §650-18.
2. Amendment to Article 4, §650-12 - Establishment of Districts to remove “(within sewer district)” from A.4 and to remove “(outside sewer district)” from A.5.
3. Amendment to §650-17 - District 4, Business District by deleting “(within sewer)” from §650-17, §650-17.E.(3), and §650-17.E.(5).
4. Amendment to §650-18 - District 5, Business District by deleting “(without sewer)”.
5. Amend the “Zoning Map of the Town of Webster, Worcester County, Massachusetts, Updated December 10, 2018” by deleting the following “(Within Sewer)” and “(without sewer)” under the Section entitled Legend.
6. Amendment to §650-18 - District 5, Business District by adding a new subsection to allow self-service storage, associated retail operations, and equipment rental accessory to the use by special permit and site plan approval.
7. Amendment to Chapter 650, Attachment 1, Table of Use Regulations, which would allow self-service storage, associated retail operations, and equipment rental accessory to the use by special permit and site plan approval in a Business 5 (B5) zoning district.
8. Amendment to §650--25 District 11, Redevelopment Overlay District by deleting “(Business Within Sewer District)” in Section C.(1).
9. Amendment to §650-28 by replacing the first paragraph with the following language:

If any pre-existing non-conforming structure or use is discontinued or abandoned for a period of more than two years, the protection for pre-existing non-conforming uses and structures shall cease and it shall conform to the district in which it is located. A pre-existing non-conforming use may be changed to another non-conforming use with the benefit of a special permit from the Zoning Board of Appeals, provided that such other non-conforming use is not substantially different in its purpose and manner of application and no more harmful or objectionable. No pre-existing non-conforming use, if once changed to a use permitted in the district in which it is located, shall be changed back to a non-conforming structure or use. Subject to protections for single and two-family homes, pre-existing non-conforming uses or structures may only be changed, extended or altered upon approval of a special permit by the Zoning Board of Appeals.

5. Adjournment



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PLANNING BOARD

WEBSTER PLANNING BOARD NOTICE OF PUBLIC HEARING

In accordance with the Massachusetts General Laws Chapter 40A Section 5, The Zoning Act, you are hereby being notified of a Public Hearing to amend the **Town of Webster Zoning By-law** as follows:

The Town of Webster Planning Board will conduct a public hearing on Monday, April 26, 2021 at 6:30 p.m. via remote participation / Zoom Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 13, 2020 Order imposing strict limitation on the number of people that may gather in one place. Information on how to participate in the meeting will be outlined on the agenda which will be posted within 48 hours of the scheduled meeting.

- Amendment to Article 4 - District Regulations to remove "within sewer" §650-17 and to remove "(without sewer)" from §650-18.
- Amendment to Article 4, §650-12 - Establishment of Districts to remove "(within sewer district)" from A.4 and to remove "(outside sewer district)" from A.5.
- Amendment to §650-17 - District 4, Business District by deleting "(within sewer)" from §650-17, §650-17.E.(3), and §650-17.E.(5).
- Amendment to §650-18 - District 5, Business District by deleting "(without sewer)".
- Amend the "Zoning Map of the Town of Webster, Worcester County, Massachusetts, Updated December 10, 2018" by deleting the following "(Within Sewer)" and "(without sewer)" under the Section entitled Legend.
- Amendment to §650-18 - District 5, Business District by adding a new subsection to allow self-service storage, associated retail operations, and equipment rental accessory to the use by special permit and site plan approval.
- Amendment to Chapter 650, Attachment 1, Table of Use Regulations, which would allow self-service storage, associated retail operations, and equipment rental accessory to the use by special permit and site plan approval in a Business 5 (B5) zoning district.
- Amendment to §650--25 District 11, Redevelopment Overlay District by deleting "(Business Within Sewer District)" in Section C.(1).

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- Amendment to §650-28 by replacing the first paragraph with the following language:

If any pre-existing non-conforming structure or use is discontinued or abandoned for a period of more than two years, the protection for pre-existing non-conforming uses and structures shall cease and it shall conform to the district in which it is located. A pre-existing non-conforming use may be changed to another non-conforming use with the benefit of a special permit from the Zoning Board of Appeals, provided that such other non-conforming use is not substantially different in its purpose and manner of application and no more harmful or objectionable. No pre-existing non-conforming use, if once changed to a use permitted in the district in which it is located, shall be changed back to a non-conforming structure or use. Subject to protections for single and two-family homes, pre-existing non-conforming uses or structures may only be changed, extended or altered upon approval of a special permit by the Zoning Board of Appeals.

A copy of the revised by-laws may be reviewed at the office of the Town Clerk, Webster Town Hall, 350 Main Street, Webster, MA, during normal business hours. Materials can also be viewed on the Town of Webster website (www.webster-ma.gov) at the Planning Board webpage. All person's parties or corporations interested therein may appear and be heard in relation thereto.

For the Webster Planning Board
Ann Morgan, Town Planner



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Town of Webster Planning Board Public Meeting Notice

In accordance with the provisions of Article VII – Site Plan Review of the Webster Zoning By-Law and Chapter 570 – Stormwater Management of the Town of Webster General By-laws, the Webster Planning Board will hold a public meeting on Site Plan Approval and Stormwater Permit applications for the a 590 vehicle storage facility to serve the Central Massachusetts Auto Auction facility in Oxford, to be located on 61, 67 and 69 Cudworth Road (Assessor ID 97-B-2-0, 97-B-2-1, 97-B-3-0). The application was submitted by NU Auto Auction Realty, LLC, 12 Industrial Park Road, East Oxford, MA 01540 (Applicant / Owner). Said site is located in Business without Sewer (B5) zoning district.

The public hearing will be held on Monday, April 26, 2021 at 6:30 p.m. via remote participation / Zoom Meeting pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 13, 2020 Order imposing strict limitation on the number of people that may gather in one place. Information on how to participate in the meeting will be outlined on the agenda which will be posted within 48 hours of the scheduled meeting.

All materials associated with this application are available for public review in the Webster Planning Department located in the Webster Town Hall at 350 Main Street, Webster, MA during regular business hours. Project information and a public comment form can be found on the Planning Board webpage on the Town of Webster website (www.webster-ma.gov).

For the Webster Planning Board

Ann Morgan, Director of Planning & Economic Development

REC'D WEBSTER TOWN CLERK
MAR 31 '21 PM 3:33