

**Webster Planning Board
Meeting Minutes
January 31, 2022**

A meeting of the Webster Planning Board was held on Monday, January 31, 2022 in the Selectmen Meeting Room, 2nd Floor, Webster Town Hall, 350 Main Street, Webster, MA.

Present: Chairman Paul LaFramboise, Vice Chairman Michael Dostoler, Clerk Dan Morin, and Associate Member Caroline Fritz.

Absent: Members Cathy Cody and Christella Gonsorcik; Associate Member Jason Piader.

Also present: Ann Morgan, Director of Planning & Economic Development; Chuck Eaton, CHA Companies; Kelly Lyman, Clerk

1. Call to Order: The Chairman called the meeting to order at 6:37 p.m.

2. Action Items

- a. Approval of Meeting Minutes - November 29, 2021 and December 20, 2021. The Board reviewed both sets of draft meeting minutes. There were no edits.

Motion to approve the meeting minutes of November 29 and December 20, 2021 as drafted made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously 3-0.

- b. Approval Not Required Plan — 7 Wyman Street; Marilyn Glambert (Owner); Odalis Maracallo (Applicant); Assessor ID 51-H-14-0.

Ms. Morgan reviewed the ANR plan noting that it met all the requirements. Mr. LaFramboise asked if the Applicant would like to speak to the application who stated that they did not. Mr. LaFramboise asked the Board if they had any questions. There were none.

Motion to approve the ANR Plan for 7 Wyman Street and direct Ms. Morgan to sign the plan on the Board's behalf made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously, 3-0.

- c. Draft Decision – Modification of Site Plan to add Second Drive Thru Order Station - Burger King, 128 East Main Street; JSC Management Group (Applicant); Cedar-PC Plaza LLC (Owner); Assessor ID 15-E-5-0; Site is located in a Business 4 (B4) zoning district.

Ms. Morgan noted that the site plan only requires a minimum of three voting members and that three eligible members were present. She reviewed the draft decision. The Board reviewed Findings of Fact F1 through F11. Mr. LaFramboise asked if the Board had any questions or edits. There were none. Motion to approve Findings F1 through F11 as drafted made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously, 3-0.

The Board reviewed Specific Findings F12 through F16. Mr. LaFramboise noted that Finding F8 should also include a reference to Finding F9. Mr. LaFramboise asked if the Board had any questions or edits. There were none. Motion to approve Findings F12 through F16 as drafted and edited made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously, 3-0.

The Board reviewed Conditions C1 through C17. Mr. LaFramboise asked if the Board had any questions or edits. There were none. Motion to approve the Special Permit with Conditions C1 through C17 as drafted made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously, 3-0.

Motion to direct Ann Morgan to sign the decision on behalf of the Board made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously, 3-0.

- d. As Built Plan Review - 30 Worcester Road - Curaleaf Massachusetts (Applicant); FHP of Webster-MA-CP, LLC – Mr. Eaton reviewed the as-built plan and stated that it meets all the conditions for approval. He stated that there were some minor changes made, nothing significant, and had no further comments. There were no questions or comments from the Board. Motion to accept the as-built plan as submitted made by Mr. Morin, seconded by Mr. Dostoler. Motion passed unanimously 3-0. Motion to direct Ms. Morgan to sign the plan on behalf of the Board made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously 3-0.
- e. As Built Plan Review - 5 Cudworth Road - Loading Bay Expansion and Parking Lot - Cudworth Road LLC (Applicant / Owner). – Mr. Eaton visited the site on Friday and stated that there were some discrepancies from the approved plan and what was built. The Conservation Commission permit is still open. The erosion controls are still up and they still need to clear some weeds. The inspection ports need to be clarified on the plan; some were filled with stone. They need to submit a lighting plan for the exterior parking. A north arrow is required and was missing from the as built plan. The site signage that was installed exceeds the allowable amount and was not approved by the Board. Mr. Eaton spoke with the design engineer regarding the number of required parking spaces. The required number of spaces is 67. The original plan showed 63 spaces. The design engineer stated that there are currently only 50 employees and 63 spaces meets those needs. Mr. LaFramboise recommended tabling this item to the next meeting. Ms. Morgan will set up a conference call with Mr. Eaton, herself and their design engineer.
- f. Site Plan Endorsement - 5-9 Goya Drive - Warehouse Expansion - R.P. Masiello, Inc. (Applicant), Goya Foods, Inc. (Owner) - According to the last photometric plan that was submitted, there was some light spillage on the southwest corner of the site abutting this property. This issue should be rectified prior to construction. Fixing the lighting after construction would require an adjustment to the approved conditions set by the Board. Ms. Morgan will make note of it during the building permit process. There were no further comments or discussion from the Board. Motion to endorse the site plan and direct Ms. Morgan to sign on behalf of the Board made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously 3-0.
- g. Site Plan Endorsement - 64 Worcester Road - Medical Waste Transfer Facility - United Medical Waste Management, Inc. (Applicant); Kunkel Bus Company, Inc. (Owner) – Mr. Eaton advised the Board that the project owner still need permission from MassDOT to maintain the swale and driveway located in the State's right of way. This is one of the conditions of approval. Ms. Morgan recommended to table this item to the next meeting. The Board tabled this item.

3. Staff Report

- a. Engineering Update – CHA Companies. Mr. Eaton stated the blasting was finished at the Goya warehouse expansion site and the rock has been removed. They are using ground thawing equipment and construction will be starting soon.
- b. 30 Worcester Road - Marijuana Grow Facility - Curaleaf Massachusetts (Owner) - odor mitigation, annual report – Ms. Morgan recommended that the Board require Curaleaf to submit weekly updates on their progress to mitigate the odor coming from the facility. It was noted that there has been some improvement. The updates and the annual report are posted to the Planning Board webpage.

- c. Wireless Communications Facility - New Co-Location - 299 Sutton Road - Crown Castle representing DISH Wireless, LLC (Applicant) - Eligible Facilities Request - Administrative Approval. – The cell tower at 299 Sutton Road was approved in 1992. Ms. Morgan will approve this project administratively, since there are no changes proposed to the height or the base of the tower.
- d. Planning Board / Projects Under Review - webpage improvements – Ms. Morgan recently updated the Planning Board website to make it easier to access project documents for the Board and the public to view.

5. **Next Meeting Date** - Monday, February 28, 2022 at 6:30 p.m., Webster Town Hall, Board of Selectmen Meeting Room.

6. Adjournment

Motion to adjourn the meeting made by Mr. Dostoler, seconded by Mr. Morin. Motion passed unanimously 3-0. The meeting was adjourned at 7:26 p.m.

Minutes Approved: 
Daniel Morin, Clerk

Date: 5/23/22

EXHIBITS

Action Item 2B: Approval Not Required Plan — 7 Wyman Street; Marilyn Glambert (Owner); Odalis Maracallo (Applicant); Assessor ID 51-H-14-0.

- Application Form; received and stamped by the Town Clerk on January 4, 2022; 4 pages.
- Plan of Land; prepared by B&R Survey, Inc., dated December 17, 2021; 24” x 36”; 1 sheet.

Action Item 2D: As Built Plan Review - 30 Worcester Road - Curaleaf Massachusetts (Applicant); FHP of Webster-MA-CP, LLC.

- As-Built for Facility Parking Plan; prepared by B.C. Engineering & Survey Inc.; dated July 21, 2021; 24” x 36”; 1 sheet.

Action Item 2E: As Built Plan Review - 5 Cudworth Road - Loading Bay Expansion and Parking Lot - Cudworth Road LLC (Applicant / Owner).

- As-Built Plan Set; prepared by Eugene T. Sullivan, Inc.; revised through March 15, 2021; 24” x 36”; 5 sheets.
- Engineering Review; CHA Companies; dated July 19, 2021; 3 pages.

Action Item 2F: Site Plan Endorsement - 5-9 Goya Drive - Warehouse Expansion - R.P. Masiello, Inc. (Applicant), Goya Foods, Inc. (Owner)

- Engineering Review; CHA Companies; dated January 24, 2022; 1 page.
- Site Development Plan; prepared by R.P. Maseiello, Inc.; revised through December 21, 2021; 24” x 36”; 18 sheets.

Action Item 2G: Site Plan Endorsement - 64 Worcester Road - Medical Waste Transfer Facility - United Medical Waste Management, Inc. (Applicant);

- Engineering Review; CHA Companies; dated January 18, 2022; 4 pages.
- Proposed Transfer Facility Site Plan; prepared by Grady Consulting, L.L.C.; revised through October 21, 2021; 24” x 36”; 12 sheets.

