

**Webster Planning Board  
Meeting Minutes  
June 14, 2021**

A meeting of the Webster Planning Board was held on Monday, June 14, 2021 via remote participation in accordance with Governor Baker's emergency order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20 due to the public health emergency relating to the Coronavirus pandemic.

**Present:** Vice Chairman Michael Dostoler (joined the meeting at 6:39 p.m.), Clerk Dan Morin, Members Christella Gonsorcik and Cathy Cody.

**Absent:** Paul LaFramboise, Chairman; Kelly Baldarelli, Associate Member.

Also present: Ann Morgan, Director of Planning & Economic Development;

1. **Call to Order:** Clerk Dan Morin called the meeting to order at 6:32 p.m. and read the Governor's Orders regarding Open Meeting Law, G.L. c. 30A § 20. Anyone wishing to record the meeting for their own use is required to notify the Vice Chairman in advance. No one stated as such. Mr. Morin directed staff to attendance of the Board by roll call: Mr. Morin — Present; Ms. Gonsorcik — Present; Ms. Cody — Present.

2. **Action Items**

a. **Approval Not Required Plan — 51 Lake Parkway — August Kubicki (Owner); Assessor ID 11-A-6 and 11-A-5.** Ms. Morgan shared the plan on the screen for all to see. Ms. Morgan stated that this plan satisfies the ANR requirements set forth in the subdivision regulations with the exception of the scale. The regulations require 1"=40' and the plan was drawn to a scale of 1"=30. She noted that a waiver request was submitted as drawing it to the required scale would result in a large format mylar based on the size of the lot being divided. Mr. Zachary Gless of Existing Grade engineering was present and explained that his client was seeking to redraw the property lines of the two lots, both of which are owned by his client. One of the lots will now have frontage on Lake Parkway and the second lot will now have frontage on Juniper Lane. Mr. Morin asked if there were any other questions from the Board. There were none.

Motion to approve the ANR Plan for 51 Lake Parkway and to authorize Ms. Morgan to sign the plan on the Board's behalf made by Ms. Cody, seconded by Ms. Gonsorcik. Motion passed unanimously 3-0, by roll call vote: Mr. Morin — AYE; Ms. Gonsorcik — AYE; Ms. Cody - AYE.

Mr. Dostoler joined the meeting at 6:39 p.m.

b. **Approval Not Required Plan — 153 Gore Road — Broad Brook Development LLC (Owner); Assessor ID 74-A-1-0.** Ms. Morgan shared the plan on the screen for all to see. The plan shows the division of one lot into two lots in the Gore Business zoning district. The existing lot is undersized for the district and will be divided evenly in half. She noted that the Owner had received variances from the minimum lot size requirement from the Zoning Board of Appeals which would allow for a house to be built on each lot. The proposed lot sizes are larger than most in the area and the proposed development of two houses was consistent with the surrounding neighborhood. The Board asked why the lots were being developed as residential in a commercial zoning district. Mike O'Brien, owner of the lot, was present and reviewed the issue with the Board. He noted that he's been trying to develop the lot as commercial for over 12 years with no success. He noted that most of the surrounding lots were smaller and had houses on them. Mr. Morin asked if there were any other questions from the Board. There were none.

Motion to approve the ANR Plan for 153 Gore Road and to authorize Ms. Morgan to sign the plan on the Board's behalf made by Mr. Morin, seconded by Ms. Gonsorcik. Motion passed unanimously 4-0, by roll call vote: Mr. Morin — AYE; Ms. Gonsorcik — AYE; Ms. Cody - AYE; Mr. Dostoler - AYE.

**5. Adjournment.**

Motion to adjourn the meeting made by Mr. Dostoler, seconded by Ms. Gonsorcik. Motion passed unanimously 4-0, by roll call vote: Mr. Morin — AYE; Ms. Gonsorcik — AYE; Mr. Dostoler — AYE; Ms. Cody - AYE. The meeting was adjourned at 6:44 p.m.

Minutes Approved:   
Daniel Morin, Clerk

Date: 6/29/21