



## Town of Webster Conservation Board Project Concept Review Report

Project Name: Pavement Upgrade Plans Town Submission Date: 5/9/25

Location: 1050 Gravel Road

Project Specs: Acres \_\_\_\_\_ Lots 1 Zoning MC-Medium Intensity Commercial

Project Status (Please Circle) Concept Preliminary Preliminary/Final

Inspected by: C. Zlotkus Date of Inspection 06.09.25

Tree Mitigation	Leave large deciduous tree on parcel.
Wetland Protection	NA
Comprehensive Plan Alignment	Yes, Current zoning in this area is Medium Intensity Commercial (MC) and Commercial Outdoor Storage (CO), permitting only automotive, outdoor recreation and other outdoor storage uses. Permitted uses in the MC district include retail and service uses, professional offices, restaurants, bars, child care centers and banks, with a minimum lot area of approximately one acre.
Visual Impacts	Property is surrounded by commercial properties with residences to the north.
Erosion Control	No erosion controls listed. Project will add over 2000 SF of impervious surface to lot.
Environmental Protection	The area is currently grass.

Additional Comments

Town Code for Medium Intensity Commercial Zoning.

Conversion of residential buildings to medium-intensity commercial use should not be allowed on undersized lots. The Town intends to encourage owners of small parcels to work together to provide shared access and adequate parking and landscaping. If a landowner cannot combine parcels or work with adjacent property owners to provide landscaped open space and shared parking and access, such lots will be considered for a limited range of low-intensity commercial uses.

See attached pictures



Print Name Reviewer(s) Charles Zlotkus

Signed Reviewer(s) [Signature] Date 06.09.25

Signed Chairman, Conservation Board \_\_\_\_\_