



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

LANCASTER PLANNING BOARD
March 11, 2024 7:00 PM
Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA 01523
And
Remote Access Via Zoom

Administrative

1. Attendance Roll Call

Kendra Dickinson -Member
George Frantz -Member
Frank Streeter -Chair
Regina Brown -Member (Present Via Zoom)
Mike Favreau- Member (Absent)
Brian Keating -Planning Director

2. Approve meeting minutes: 2/12/2024.

The Chair asked if there was any discussion on the Meeting Minutes from 2/12/24. Hearing none the Chair asked for a motion. Member Frantz moved to approve the meeting minutes; Member Dickinson seconded. The Chair asked for any discussion. Hearing none he called for a **Vote**:

Member Frantz - Yes
Member Dickinson – Yes
Regina Brown – (Abstained due to technical difficulties)
Chair - Yes

Vote (3-0) to approve the minutes of 2/12/2024

Public Hearings

1. McGovern Blvd Ext. – Request for a continuance of Public Hearing to March 25, 2024.

The Chair looked for a motion to Continue. Member Dickinson so moved; Member Frantz seconded. The Chair look for any discussion; Hearing none he called for a **vote**:

Member Frantz - Yes

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p.m. All Planning Board Meetings are recorded and broadcast by SLC TV*

Member Dickinson - Yes

Member Brown (Abstained due to technical difficulties)

Chair - Yes

Vote: (3-0) to Continue the Public Hearing until March 25th, 2024.

Public Meeting-339 Seven Bridge Road.

Request for an Endorsement of a plan for which Planning Board Approval is Not Required (ANR). Keith Kopley, applicant, came before the Board. He discussed the town's participation in purchasing it. The Chair asked if there was any discussion among the Board. Hearing none the Chair looked for a motion to endorse the ANR. Member Frantz made a motion to endorse the ANR. Member Dickinson seconded the motion. The Chair looked for any further discussion. Hearing none he took a **Vote**:

Member Brown - Yes

Member Frantz - Yes

Member Dickinson - Yes

Chair - Yes

Vote: 4-0 to endorse the ANR lots as per the plan

Staff Report

1. 547 Neck Rd. Ch. 61A update

Mr. Keating provided members of the Board with some background information on what Chapter 61A is. He was hoping this would lead to a better understanding of the use, non-use and the version of use.

2. Master Plan Process

a. Community Forum Update

The Town had received 34 Surveys to date. Mr. Keating told the board that they were forwarding the award contract and the letter to the consultant as soon as he got the appropriate signatures. Member Frantz voiced disappointment in the survey turnout. A discussion took place of the best way to get more surveys completed. Member Dickinson suggested contacting the elementary/middle school for the best way to get the information to the parents. Member Brown wanted to make sure that we promoted the fact that we were a Mother Town, that is very historic.

3. Wayfinding Program – Stakeholder Interviews

A general overview of the findings of the Stakeholders Interviews was given by Mr. Keating. There would be a follow-up meeting this Wednesday at 10 a.m.

4. Solar Battery Decommissioning Report & Bond Agreements

As soon as Mr. Keating receives the Decommissioning Report, he will get a bid from BSC. The inflation factor was also discussed between the Board and the Director.

5. Hawthorne Lane Update

Mr. Keating told the members that he and members of the Conservation Commission had walked the property on Hawthorne Lane. The Chair and Mr. Keating discussed the subdivision expiration date.

6. 13 Neck Rd. 40 B Project

Mr. Keating had included in the packet the peer review and responses. He talked about the different ways the various towns had taken care of similar issues. A general discussion took place concerning sewer credits and whether this would be added to the agenda for the 25th of March.

7. Update on Hiring Process of Conservation Agent

A second round of interviews took place last week. They had one applicant that was very strong in both Conservation and Planning. If the applicant was accepted and took the offer, he would be on board sometime in the first week of April. The Chair asked if anyone on the Board had any comments.

New Business: The Board was considering a Tech review meeting for 201 Hilltop.

Review Upcoming Meetings

3/25/24 @ 7 PM hybrid

4/8/24 @ 7PM hybrid

4/22/24 @ 7PM hybrid

Adjourn

The Chair looked for a motion to adjourn. Member Dickinson so moved; Member Frantz continued. The Chair looked for any discussion. Hearing none he called for a vote:

Member Dickinson – yes

Member Frantz – yes

Chair - yes

Member Brown – Abstained (due to technical issues)

Adjourned