



Town of Lancaster
Board of Appeals
Lancaster, Massachusetts 01523

Memorandum

To: Jeanne Rich, Chair – Board of Appeals

From: Michael Antonellis, Director of Community Development & Planning

CC: Board of Appeals Members

Date: ~~January 28, 2019~~; revised February 27, 2019

Re: Definitive Site Plan: 0 Sterling Road

Application - Comprehensive Permit

Petitioner: Crescent Builders, Inc.

Address: 0 Sterling Road (MBL 041.0-0000-0034.A)

Scheduled Meeting Date: February 28, 2019

Project Summary

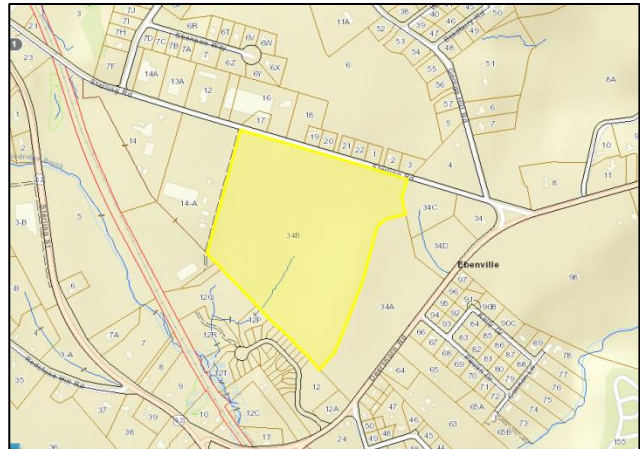
The applicant seeks to construct three 3-multi family structures with 32 units each for a total of 96 units. The proposed multi-family, apartment, buildings are 3 stories tall with a total of 196 parking spaces. The petitioner also proposes 56 single family detached homes. The project will be served by 3 separate roads. The applicant has applied under the Comprehensive Permit, 40B, provision to allow all approvals through the Board of Appeals.

Project Location

Aerial Photo



Map



Property Photos



Staff Recommendation

Staff recommends addressing the submitted list of requested waivers from the applicant as well as the noted waivers within the Engineering Review from HEI before rendering a decision.

If approved, staff recommends the following conditions of approval:
(The board may choose to modify, remove, or add conditions)

1. Provide a six (6) copies of revised plans to the Department of Community Development and Planning prior to the issuance of a Building Permit showing the following:
 - a. Provide a comprehensive landscaping plan and planting schedule including;
 - i. Tree plantings every 20-25 feet on center with appropriate shrubbery placed throughout on the proposed parking lot island;
 - ii. Provide one 3-inch caliper tree on each proposed house lot;
 - iii. Provide additional landscaping, including trees and shrubbery, specifically along both sides of the driveway to the multi-family structure lot and surrounding the parking lots;
 - b. Denote all passive recreation areas;
 - c. Show type and size of water services to the south multi-family building;
 - d. Correct plan to show correct number of units per building.
2. All plantings shall meet the required sight distance triangle as described in the Zoning Bylaws.
3. All necessary approvals shall be obtained from the Water Division.
4. All necessary approvals shall be obtained from the Sewer Commission.
5. Provide six (6) copies of a to-scale rendering with external materials noted.
 - a. Revise 3-D rendering to show correct location of playground off of Sterling Road.
6. That all snow is stored in designated snow storage areas as shown on the approved plan and that any excess snow is trucked off site.
7. Please comment on the total number of apartment units proposed. Please comment on the size of the units and how many units are proposed in each building.
8. The project shall adhere to all laws and regulations applicable to noise and dust control including but not limited to regulations noted in 310 CMR 7.00.
9. That storage, public, or other non-dwelling, space explicitly excluded from dwelling units as noted on the submitted renderings and elevations not be converted to additional dwelling units within the apartment buildings at any point without approval from the Board of Appeals.
10. Provided that the project is constructed in substantial accordance with all final revised plans on file with the Town of Lancaster and in accordance with all applicable governmental codes.

Waivers Requested

1. Refer to Engineering Letter dated January 22, 2019 by HEI, and list of waivers requested by the applicant.

Prior Approvals

- ~~No prior land use approvals~~
 - Correction: there is a previously approved Comprehensive Permit for this property. The approval was for single-family style homes only. There was no apartment style buildings with that approval.

Site Plan Requirements Checklist

The Planning Board shall review the materials submitted for completeness relative to the following plan requirements found in the Lancaster Zoning Bylaws Article X.

Requirement	Yes	No	N/A	Notes
<u>Site Plan Review Section 220-34</u>				
Plan drawn accurately and to scale	X			
Boundary lines	X			
Adjacent streets or ways	X			
Walkways	X			
Principal drives or service entries	X			
Parking	X			Can the applicant comment of availability of adequate parking? The applicant has stated that per experience with similar construction, 2 spaces per dwelling unit is more than adequate
Landscaping	X			Minimal landscaping has been provided. Please provide additional landscaping and trees where it can be accommodated. Staff suggests planting one 3-inch caliper tree on each house lot. Provide a landscaping plan within the completed and approved plan set. The applicant has provided a landscape plan to the board.
Screening	X			
Recreation areas	X			Outdoor active recreation has been shown on the plan. Can the applicant please comment on any interior community or recreation space within the proposed apartment buildings?
Utilities	X			Defer to Engineering.
Storm drainage	X			Defer to Engineering
<u>Projects creating more than 35,000 Cubic Feet of building volume or more than 25 parking spaces (Sec 220-34(D))</u>				
Registered Architect	X			
Landscape architect		X		Applicant should request waiver from this provision
Professional engineer	X			

Review of Design Guidelines (Sec 220-35)

The following standards shall be used by the Planning Board / Board of Appeals in reviewing all applications for site plan review.

1. Provide adequate access to each structure for Fire and service equipment;

Defer to Fire Department comments. The applicant has included a 20'x74' gravel space to the side of the proposed parking lot for fire rescue and/or ladder with access to the proposed multi-family structures. The applicant has also provided walkways around the multifamily structures to allow for egress/ingress from all sides of the buildings.

2. Adequate provision for utilities;

Defer to Engineering comments.

3. Adequate provision for stormwater;

Defer to Engineering comments.

4. Adequate provision for drainage pursuant to Subdivision regulations (Sec 301);

The applicant has proposed 2 detention basins to serve the 3 proposed apartment buildings and 4 separate drainage basins to serve the remainder of the proposed house lots. The board should defer to Engineering comments regarding the adequacy and capacity of these basins.

5. Minimize the volume of cut and fill, the number of removed trees six-inch-trunk diameter and larger, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air or water pollution;

The applicant should comment on how they intend to preserve natural features on the site.

6. Maximize pedestrian or vehicular safety and convenience within the site and egressing from it;

Has the applicant considered providing sidewalks that would connect all proposed roads "A," "B," & "C"? Staff suggests providing connecting sidewalks that would link the different portions of the development out through Sterling Road. The applicant will need to obtain all necessary DPW approvals and permits.

*Has the applicant considered providing recreational access between the two-sites?
Please comment.*

7. Minimize obstruction of water views; minimize the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned; and minimize glare from headlights or area lighting;

No comments from staff.

8. Assure that the design and location of structures on the site avoid damage to or incompatibility with historical and archeological resources, such as antique buildings and structures, barns, stonewalls, earthworks and graves;

Please comment on the maintenance of existing natural features that may exist on the lot.

9. Primary wall and roof surfaces appear similar to the materials commonly found on existing buildings within the Town;

Please comment on the proposed exterior materials of the apartment buildings and the different architectural features that will be used to prevent massing.

10. Major dimensions of the building are approximately parallel or perpendicular to one or more nearby streets, if within 100 feet of such street;

The applicant should comment on the proposed single family home renderings, specifically those that front Sterling Road. Staff suggests introducing architectural features or decorative side entrances for the home the touch Sterling Road, but do not have fronting access as to prevent massing and engage the streetscape.

11. The building is not made in effect a sign through painting with bold colors or other graphics devices, or through otherwise unnecessary use of unconventional building form;

No comments from staff.

12. There is some element of consistency with any buildings on abutting premises if facing the same street, such as eave height, wall materials, or window proportions;

See staff comments above in item #10.

13. If the building exceeds 35,000 cubic feet and contains at least twice the cubage of a principal building on any abutting lot, the building design uses breaks in massing, roof planes, wall planes, and other means to reduce the apparent difference in scale;

See staff comment above in item #9

Review of Subdivision Definitive Plan requirements (Section 301-8)

Requirement	Yes	No	N/A	Notes
4 Full sized copies and 1 reduced	X			
Street plans and profiles of streets	X			
Topography	X			
Annual high water mark		X		Please provide or request waiver.
Location of tree cover	X			
Outstanding individual trees	X			
Existing structures (fences, walls, etc)	X			
Proposed streets	X			
Drainage facilities	X			Defer to Engineering
Lot lines	X			
A drainage plan which includes a description of the effects of a 2 year storm, 25 year storm, 50 year storm and a 100 year storm	X			.

Requirement	Yes	No	N/A	Notes
Show Natural Resource Conservation Service (NRCS) suitability for onsite sewerage			X	Applicant to tie into sewer.
Test pit logs for locations approved by the Planning Board			X	Applicant to tie into sewer.
If public water is not proposed, indicate why and provide supplemental information			X	Proposed connection to public water.
Erosion control plan	X			Defer to Engineering
Locus Plan	X			
Environmental Analysis		X		Board to determine if required. Applicant has requested a waiver.
Construction details and specifications	X			
Section 301-8b – Plan Contents				
Subdivision name, boundaries, north point, legend, date, scale and zoning districts	X			
Name and address of owner of record, subdivider, registered engineer, and registered surveyor with tamps, names and other professionals engaged in design	X			
Existing and proposed lines of streets, ways, lots, public or common areas.	X			
Sufficient information to determine location on the ground of all proposed improvements	X			
Location of all proposed monuments	X			Defer to Engineering
Lot numbers, lot area, lot frontage	X			
Location, widths and names of streets within proximity	X			
Board Signature block	X			
Certification of compliance and Attorneys verification of applicant and owners	X			
Street Plans; profiles, stationing, etc	X			Defer to Engineering

Additional Questions / Comments to the Applicant

The board may use these comments at their discretion. If the board feels these have been answered to their satisfaction at a previous hearing then please move to a different question.

1. What is the intention of the road ownership? Private or public? Please comment.
2. Comment on the marketability of the proposed market-rate single family homes. Does the applicant feel there is an adequate real estate market in Lancaster to support the amount of homes proposed? Please comment.
3. Please comment on the project's conceptual design and the applicant's opinion as to how it fits the general neighborhood and existing housing stock. Specifically regarding the size of the proposed multi-family buildings.
4. Has the applicant considered providing townhouse style housing in lieu of the "apartment building" style presented in the plans provided? Such a use would be consistent with the Town of Lancaster's Zoning Bylaw section 220-15 – Flexible Development. [Applicant has stated no interest in providing this.](#)
5. ~~Has the applicant considered moving the proposed 5 parking spaces closest to Sterling Road, serving the proposed "Grass Field" and "Sport Court", further away from Sterling Road as to prevent vehicular conflict from vehicle backing out of the proposed spaces with other vehicles entering the site from Sterling Road? Please comment. [Question withdrawn.](#)~~
6. Please comment on the ability of a Fire Engine and Rescue to traverse the proposed layout and access all points of the buildings. [Applicant has addressed fire comments.](#)
7. Please provide tree plantings every 20 to 25 feet on center as well as appropriate shrubbery within the proposed parking island. [Applicant has provided substantial landscaping plan.](#)
8. Please comment on the proposed exterior materials for the apartment buildings. Has the applicant considered using a mix of different materials as in order to avoid massing. Staff suggests using stone treatment or brick facades as well as a staggered approach to the layout of the proposed buildings. [The applicant has submitted renderings and elevations, but should still comment on this.](#)
9. ~~The proposed parking ratio is 2.04 spaces per unit. Does the applicant feel this is adequate given the lack of public transportation available at this location? Does this number account for guest parking? Please comment. [Question withdrawn.](#)~~
10. Please comment on the purpose of the crescent shaped portion of the parking lot towards to the rear of the lot between the 2 apartment buildings. Staff has concerns about possible vehicular conflict with the proposed arrangement. Please clarify.
11. Has the applicant considered proposing any traffic calming techniques within any of the proposed roads, given that some portions are fairly long and straight? Please comment.
12. Please comment on any natural or original features of the land that will be maintained (eg: trees, ponds, wetlands, stone walls). [Applicant has stated that other than wetlands and streams there are no other features on the property.](#)
13. What recreational or community space is available to the residents within the proposed apartment buildings?
14. On Sheet 3 of 27 there is an "isolated wetland" noted approximately 60+ ft from the property line fronting Sterling Road. However, the proposed development shows construction of "Road A" which appears to overlap with the location of the isolated wetland. [Will the applicant be replicating wetlands elsewhere on site?](#)

15. Is the applicant requesting any Variances or Special Permits through the Comprehensive permit (eg: dimensional relief or other)? Please comment. Applicant has provided an updated waivers list.
16. The proposed building height of the apartment units exceeds 40 feet. Please reduce height or request appropriate variance within the requested list of waivers.
17. The proposed 3-D renderings show the playground in the previously proposed location near Sterling Road. Please provide updated renderings showing the correct location of the playground.
18. Confirm the number of stories and number of units within each apartment building as the elevations submitted and the site plan may be in conflict. The site plan shows 32 units per building, however the renderings show 33, 42 and 21 in each respective building. Please comment.
19. Please comment on the accessibility of the mezzanine within the proposed apartment buildings.

List of Exhibits:

- Exhibit A: Site Development Plan of Land; prepared by GLM Engineering Consultants, Inc.; dated February 8, 2018; revised through February 8, 2018.
- Exhibit B: Application for Hearing to Lancaster Board of Appeals; Submitted by Crescent Builders, Inc. Date received March 27, 2018
- Exhibit C: Renderings; prepared by Shane Structures; dated December 13, 2018.
- Exhibit D: Correspondence to Massachusetts Housing Finance Agency; dated November 15, 2018; submitted by Paul Michaud, et al.
- Exhibit E: Correspondence to Massachusetts Housing Finance Agency; dated December 4, 2018; submitted by Town of Lancaster Office of the Board of Selectmen.
- Exhibit F: Eaton Light design specs.
- Exhibit G: Light Pole Foundation Base Drawing.
- Exhibit H: Review of Water Use Projection; prepared by Haley and Ward, Inc.; dated November 3, 2018.
- Exhibit I: Email containing presentation to the board refuting Review of Water Use Projection; dated December 2, 2018.
- Exhibit J: Response comment letter; submitted by Robert Traux of GLM Engineering Consultants Inc.; Date received November 27, 2018.
- Exhibit K: Response to Traffic Engineering Peer Review; submitted by William Scully, PE, of Green International Affiliates, Inc.; dated September 18, 2018
- Exhibit L: Engineering review comments; submitted by Fred Hamwey, Jr., P.E. of Hamwey Engineering Inc.; dated November 27, 2018.
- Exhibit M: Applicant response comments; dated November 6, 2018; received November 20, 2018; submitted by GLM Engineering Consultants, Inc.

- Exhibit N: Haley & Ward, Inc review of water demand and supply dated November 3, 2018; received November 6, 2018.
- Exhibit O: Letter from MassHousing dated received October 31, 2018.
- Exhibit P: Engineering review comments; submitted by Fred Hamwey, Jr., P.E. of Hamwey Engineering Inc.; dated October 8, 2018.
- Exhibit Q: Supplemental Evaluation of Traffic Impact Study submitted by Vanesse & Associates, Inc. dated 9/26/18.
- Exhibit R: Response to Evaluation of Traffic Impact Study submitted by Green International Affiliates, Inc.. dated 9/19/18.
- Exhibit S: Traffic Impact Study submitted by Green International Affiliates, Inc. dated May 2018.
- Exhibit T: Response comment letter; submitted by Robert Traux of GLM Engineering Consultants Inc.; Dated 9/4/18.
- Exhibit U: Development / Narrative Impact Statement; Goodridge Brook Estates.
- Exhibit V: Email from Scott Miller regarding water Use Projection; dated 8/8/18
- Exhibit W: Engineering review comments; submitted by Fred Hamwey, Jr., P.E. of Hamwey Engineering Inc.; dated August 3, 2018.
- Exhibit X: Goodridge Brook Estates; Informational Meeting materials; November 29, 2017.
- Exhibit Y: Design Philosophy; submitted by Jerome R. Dixon, Architect, AIA NCARB CSI, of Architect's Studio;
- Exhibit Z: Elevations & Rendering; submitted by Jerome R. Dixon, Architect, AIA NCARB CSI, of Architect's Studio; February 6, 2019.

Legal Ad Publication Dates

Friday 4/6/18 & 4/13/18
