

TOWN OF LANCASTER
BOARD OF APPEALS
Mary Rowlandson Elementary Auditorium
Thursday, January 24, 2019

Present: Matthew Mayo, Chair; Jeanne Rich, Vice Chair; Hannah Meyer, David Stadtherr, Sarah Gulliver and Robert Baylis

Absent: Frank Sullivan and Scott Miller

Also Present: Michael Antonellis, Planning Director and Legal Counsel for the Town Brian Winner, from Mead, Talerman and Costa

List of Documents:

- Board of Appeals Agenda: January 24, 2019
- Commission of Disability email
- Bestway email
- Review letter from Patrick Garner

There being a quorum present, Chair Mayo called the meeting to order at 7:10 PM.

Continuation of Public Hearing, Comprehensive Permit, Goodridge Brook Estates Development, Iqbal Ali, Crescent Builders, Inc.

Present: Iqbal Ali,, Crescent Builders, Inc.; Dean Harrison, Development Consultant; Rob Truax, GLM Engineering Consultants, Inc.; and Paul Haverty, Blatman, Bobrowski and Haverty, LLC.

Also Present: Attorney Brian Winner, Mead, Talerman & Costa, LLC

Chairman Rich said the applicant will update the Board and residents since a new plan has been submitted. Plan has been submitted to various departments for review. Rob Truax went over some of the significant changes. These changes are a result of the workshop meeting we had. The subdivision is reduced to 56 house lots down from 62. They eliminated all the lots that had frontage on Sterling Road. All roadways within the subdivision are 24 foot paved width. Multi units change reduced from 120 units to 96 units, which reduced it to a three story building. The total number of parking spaces is now 196 which are 2.04 per unit. Along the Bestway property line proposing an earth berm and on top will be a six foot high privacy fence. The entrance road to the left now shows a recreational area.

Chairman Rich asked for the updated waiver list. Mr. Truax said they don't have it at this time but will get it to the Board.

Mike McCue Chairman of the Commission of Disability came forward and had questions concerning accessible parking for disabled residents and also accessibility within the complex. To meet the Mass 521 CMR law requires the developer provide the provision in the design to meet the CMR rule. This

would require six handicapped spaces in addition to the 196 parking spaces provided. He also had concerns about elevators

Dean Harrison said by law we need to have five apartments accessible. The common areas are all accessible.

Tom Christopher, Conservation Commission member commented the Commission is requesting the Board promptly deny the developers waiver request for the environmental analysis. Chairman Rich said our engineer is going to do a wetland review. There is no current waiver list currently in front of the Board.

Michael Hanson, Fire Chief came forward and read a statement concerning statements that were made at previous meetings. He discussed some of the concerns the Fire Department had. One of them was turning radiuses of the fire truck. He said he previously discussed this with the applicant and changes have been made.

Public Comments:

The following concerns/questions were expressed by residents:

- Dan Hill, attorney-wanted environmental impact analysis done, putting residential in an industrial use area
- Patrick Garner, Wetland Scientist and Hydrologist-discussed the initial peer review he did for the Goodridge Brook Estate project that he was asked to perform by Daniel Hill, Attorney for a group of residents of Lancaster.
- Bestway want residents who rent/own the houses or apartments at Goodridge Brook Estates if approved that there will be noise from the daily operation at Bestway. He had concern with the height of the fence and position of the sport fields.
- Bob Oddley, President Stainless Steel Coatings-concerns about liability of their company with residential in the area, safety of the residents in an industrial area with large trucks. Third concern is economical with the Sterling Road sewer extension. A condition of the grant is to promote expansion of businesses.
- Art Johnson-resident concerns about traffic and fire codes
- Karen Cornelli, Bull Hill Road concerns about water use
- Greg Jackson, commented about water use study
- Victoria Petracca-number of residents verses industrial development on Sterling Road.

A motion was made by Matt Mayo to continue the public hearing until February 28, 2019. David Stadtherr seconded the motion. No discussion. VOTE: 5-0-0.

Adjourn:

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96 **At 10:45PM Matthew Mayo made a motion to adjourn. Sarah Gulliver seconded the motion. No**
97 **discussion. VOTE: 5-0-0.**

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99 Respectfully submitted,

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101 Debra Dennis, Office Manager