



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA 01523

Administrative

1. Attendance Roll Call:

Frank Streeter – Chair
Phil Lawler – Vice Chair
Kendra Dickinson – Member
George Frantz - Member
Mike Favreau – Member
Jasmin Farinacci – Staff Member

2. Approve meeting minutes:

January 23, 2023; February 13, 2023; March 13, 2023: Meeting Minutes approved.

Public Hearing

1. 696 Fort Pond Road – Site Plan Review, Special Permit, Stormwater Management Plan

Applicants requested a continuance until May 8th. Continued until May 8th.

2. 65 McGovern Boulevard – Site Plan Review, Special Permit, Stormwater Management Plan

Applicant requested a continuance until May 8th. Continued until May 8th.

3. 201 Hilltop – Remediation

The Chair recommended continuance until June 26th. Member Frantz asked if there was an update on this project. The Chair stated that the project had been involved with the Conservation Commission. Continued until June 26th.

4. 267 Brockelman Road – Site Plan Review, Special Permit, Stormwater Management Plan

The applicants requested Hearings be continued until May 8th. The Chair read the Article to the audience. Tom Orbit, Zero Point Development, then presented an overview of the proposed system. The Chair asked if there were any comments from the board. Member

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Frantz asked about provisions for fire suppression. Mr. Orbit said the manufacturer never recommended putting water on the system and he was working with his team of engineers on this. Mr. Orbit said there would be more detail on this topic during the May 8th meeting. Member Dickinson asked whether they Hay or have animals on the land. Mr. Orbit said they do not hay but allow animals on the land. The Chair asked if the Board had any more questions. Hearing none the Chair thanked Mr. Orbit and said the Board would here more on the 8th of May.

Public Meeting

1. Thayer Field – Request for Minor Modification

Town resident, Win Clark of 928 Main Street, spoke next. Mr. Clark spoke as a representative of the Town Recreation Committee. Mr. Clark told the audience that a Master Plan was approved in 2016 for Thayer Memorial Park. The Master Plan had proposals to move the Playing Fields. These proposals never took place. The New Proposal left the Playing Fields in place. Member Frantz questioned whether the Board would be approving a parking lot in this New Proposal. Frantz stated the Board would need to discuss this separately if this were the case. Mr. Clark said they were not.

The Chair asked the Board if they had any more questions. The Board did not. The Chair called on the audience for questions. The Chair took note of the abutters in the audience, and made it clear that there would be a limit to the discussion that took place since this was a Request for a Minor Modification. A few abutters asked questions regarding the changes that were going to take place. Cynthia Robinson, 134 Packard St., questioned whether the new plan would become the Master Plan for the field. A discussion ensued concerning this. The Chair reminded everyone that this was a minor modification. The vote was whether to leave the fields where they were. Ms. Robinson asked if a new plan could be drawn up with the specifics of both plans. The Chair stated that he would let Ms. Farinacci work on that plan. Given that this plan had been discussed extensively the Chair asked the Board if there were more questions. The Board did not. Ms. Dickinson made a Motion to accept the Minor Changes to the Thayer Field Master Plan. These changes would be limited to only the baseball fields positioning. Member Frantz seconded. The Chair asked if the Board had any more questions. Member Frantz had a question about the general discussion, and it was clarified. The Chair then called for a vote:

Vote: (5-0) in Favor of Approving the Minor Modifications to the Thayer Field Master Plan.

2. Planning Board Recommendation for Zoning Article – Accessory Dwelling Unit

The Chair read the Planning Boards Recommendation for the Zoning Article on Accessory Dwelling Units. The Chair asked for comments from the Board. Member Favreau commented that the report was already reviewed by the committee. The Chair then asked if there was any more discussion. Hearing none, the Chair called for a vote:

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Vote: (5-0) Recommendations for the Zoning Article on Accessory Dwelling Units approved.

3. Planning Board Recommendation for Zoning Article – Use Regulation Schedule

The Chair read the Recommendation for the Zoning Article for Use Regulations Schedules. The Chair stated that there was going to be a change to the Warrant which stated that there would be a few certain exempt uses that would always be permitted due to the Dover Amendment. Member Dickinson asked if there would be a draft of what this would look like for the Members to review. Ms. Farinacci stated it would be on the Website. Ms. Farinacci showed a visual of the warrant, chapter 48 section B. The Chair asked for any comments/questions from the Board. The Chair would accept a motion to approve this Zoning Article. Member Frantz moved to approve the report; Member Dickinson seconded. The Chair asked for any further discussion. Hearing none, the Chair called for a vote.

Vote: (5-0) In favor of The Planning Board Recommendation for Use Regulation Schedule

4. Review Violations and Active Orders

The Chair asked Ms. Farinacci if there were any Violations or Active Orders, Ms. Farinacci said there had not been any new Violations or Active Orders.

Discussion

No new Discussion

Correspondence

No new Correspondence

New Business

The Chair received correspondence from an individual who was running for the Planning Board. The correspondence stated that they wished to promote honest and transparent town governance. The Chair took personal offense at this as well as offense on behalf of the Board. The Chair stated that these types of comments were unacceptable. The Chair also brought up the fact that Vice-Chair Lawler was officially retiring tonight.

Review Upcoming Meetings

05/08/2023 @ 7PM, hybrid
05/22/2023 @ 7PM, hybrid
06/12/2023 @ 7PM, hybrid

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Adjourn

The Chair officially called a Vote to Adjourn the meeting.

Vote (5-0) Meeting Adjourned