



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, June 13, 2022**  
**Via Zoom**

**Administrative**

**1. Attendance Roll Call**

**Roy Mirabito – Chair**

**Peter Christoph (absent) – Vice Chair**

**Carol Jackson - Clerk**

**Kendra Dickenson - Member**

**Public Hearing**

**1. Continuation of the 580 Fort Pond Road – Fort Pond LLC seeking a continuance of Special Permit of the Lancaster Zoning ByLaw Section 220-29, Stormwater Permit.**

Valerie Moore from Nutter McClennen & Fish was present on behalf of Fort Pond LLC. The applicant was refiling all three applications due to a change in the forum of the Board. They would be back before the board in July. Member Jackson moved that the applications be withdrawn. Member Dickinson seconded the motion. Chair asked for any discussion. None present. Chair asked for a roll call vote.

Vote (3-0) in favor of continuing until July

**2. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan**  
(Continued from 1/24/2022, 2/9/2022, 2/28/2022, 3/28/2022)

This was requested to be continued until June 27<sup>th</sup>. Member Jackson moved and Chair Mirabito seconded. No discussion. Chair asked for a roll call vote.

Vote (2-0-1) in favor on continuing until June 27<sup>th</sup> with Member Dickenson abstaining.

**3. 0 Old Union Turnpike – Zero Point Solar – Request for Modification**

The Chair entertained a motion to approve the affirmative vote for the requested modification. Member Dickenson moved to approve the affirmative vote for the modification. This motion was seconded by Member Jackson. Chair asked for any discussion. There was general discussion about how well the site visit went. The Chair took a roll call vote.

Vote (3-0) in favor of approving the request for modification.

**4. Review Violations and Active Orders**

201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress)

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Continued until the 27<sup>th</sup> of June

2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)

Resolution in progress. The Chair had not received any further information on this.

Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged)

Once some financial problems are resolved will probably be approved.

**5. Discussion on Rigby Road –**

John Farnsworth representing Town citizens Keith Rockel, and Robert Rouleau. Mr. Rouleau is attempting to transfer some property to Mr. Rockel. A map of the property was displayed. Mr. Farnsworth wanted it zoned as a subdivision. Both residents would be left with the requisite 2 acres. Mr. Farnsworth asked for the thoughts of the Board. Chair stated that there was an issue with the frontage. Mr. Farnsworth said they would ask for a variance on that, down to 40 ft. Member Jackson agreed with the Chair. She also had a question on page 2 of the deed which stated right of way passages. This was again a frontage problem. Jasmin Farinacci was asked if she had an opinion and she shared that she believed it was the Board of Appeals which should handle matters like these. Mr. Farnsworth said he would take Mr. Farinacci's advice and take this matter to the Board of Appeals.

**6. Correspondence**

**a. MRPC Appointment for 2022-2023**

The Chair let us know that Peter Christoff was going to join Ms. Farinacci at the Montachusett Regional Planning Board Commission. The Chair requested a motion to appoint Mr. Christoff to join Ms. Farinacci at the Montachusett Regional Planning Board. Member Jackson so moved, and Member Dickinson seconded. Discussion. Member Dickinson asked if there was a minimum number of members. The Chair said there was. Member Dickinson thought we should put off voting on this until a new member joined the board in case there was any interest in this. The general discussion took place and the Chair thought it should go to a vote.

Vote: (2-0-1) with Member Dickenson abstaining. Approval to appoint Peter Christoff to join Ms. Farinacci.

**b. Any correspondence received by meeting time.**

The Board recognized Tom Christopher on Solar Battery information. Tom had talked with various people about the solar battery initiative, but none so far had given Mr. Christopher any useful information. Mr. Christopher was going to continue his search. Tom Corvette with Zero Point Development spoke next.

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He wanted to give us the name of a company, Cadmus who he said is based in Boston. They would be open to giving a peer review.

Larry Schoer of George Hill Road wrote a letter to Ms. Farinacci dated June 9<sup>th</sup> about the Hawthorne Lane Development. The Chair read the letter. Ms. Farinacci said the town would like to help remedy the situation as much as possible. Ms. Farinacci said she would talk with the Town Manager to see if she had managed to contact the person in question. Ms. Farinacci said she could get a report for next meeting.

Town Resident, Ann Fleury, asked how you prevent this from happening in the future. The Chair said with the new administrators including the Town Manager, the Building Inspector, and with Ms. Farinacci heading the CDP the probability of this happening again is zero. Ms. Fleury thanked everyone.

Tom Christopher said the Planning Board made a mistake. The water pump facility should not have been placed in open space. He suggested that homeowners on Hawthorne Lane form a HOA. They could do this without the town and then have more authority than just an unhappy landowner. Mr. Christopher asked Ms. Farinacci how much of the bond was left of Mr. Mallinson's and how much of that bond could be used to address the landowners' grievances.

Ms. Farinacci told him that between 80 and 85K was left of the bond. The only items that could be taken care of had to be on the punch list.

**7. Vouchers**

No vouchers

**8. Review Upcoming Meetings**

6/27/2022 @ 7PM, via Zoom

**Adjourn**

The Chair entertained a motion to adjourn the meeting. Member Dickinson made a motion to adjourn, Member Jackson seconded. Hearing no discussion, the Chair took a vote.

Vote: (3-0) to adjourn the meeting