



Town of Lancaster Planning Board

701 Main Street, Suite 4
Lancaster, MA
Telephone: 978-365-3326 extension 1311

Plan Review Distribution & Comments

Date: March 15, 2021

To: ☐ Assessors ☐ Building Comm./ZEO ☐ Conservation
☐ **DPW** ☐ Board of Health ☐ Police Department
☐ Town Clerk ☐ Fire Department ☐ Agricultural Commission

SUBJECT: Planning Board Application

Property Address: 700 Fort Pond Road

Type of Application: ☐ Approval Not Required
☐ Stormwater Permit
☐ Site Plan (circle, if applicable: amendment or extension)
☐ Preliminary Subdivision Plan
☐ Definitive Subdivision Plan (circle, if applicable: amendment)
☐ Special Permit Application
Type _____

Date of Planning Board Meeting: March 22, 2021

Comment Due Date: March 19, 2021

Comments (attach additional sheets, if necessary):

As part of the site plan review process I would request that the Planning Board establish and put in the conditions so that it is enforceable a clear buffer between the property lines and the grant way residents. Recently some tree cutting occurred and I am working with the residents on how best top resolve this. The Board should also set limits on the height materials can be stored to the best degree possible.

Additional trees should be planted to the rear of the property to ensure that the vegetated buffer is restored.

☐ No comment

Oliver Pacheco 3-16-2021

Orlando Pacheco

From: Cloutier <hbtkmclout@comcast.net>
Sent: Tuesday, March 16, 2021 10:58 AM
To: Orlando Pacheco
Cc: Kim Davis; Pat Raftery; Kristen Saunders
Subject: Abutters Requests for United Ag

Hi Orlando,

Thank you for coming out again on the 9th and speaking with us about the United Ag building addition plans and how we can possibly include corrections to the back fence / barrier in their new plans.

Below is a list that we have put together that outlines the fixes and corrections to the barrier between our properties that we feel United Ag should include while expanding their facilities. We feel that this list can somewhat address the issue of United Ag removing the natural tree and woods barrier that had existed, up until last summer, between their facility and the properties on Evelyn Place and Grant Way.

1. Finish the fence, along both ends, so that it extends at least to the property lines of 32 Evelyn Place and 60 Grant Way as was agreed to in discussions with United Ag representative Bryan Mansfield in the fall of 2020.
2. Add additional fence green slat screening, possibly in the opposite direction to existing screening, to decrease visibility through the fence into the United Ag back storage area.
3. Plant a tree barrier along the length of the fence to reduce visibility and noise of United Ag back storage area, building, and activity that currently is clearly visible above the height of the fence and loudly heard during operating hours. The trees should be a fast growing evergreen type that are at least 15 feet tall and closely spaced together.
4. Reduce the height of the rows of storage racks of tractors and equipment in the back area so that no equipment is stacked above the height of the fence. This will reduce the amount of labels & wrapping that are blowing off and landing in our yards.

We would appreciate your help in working with United Ag to have these fixes incorporated into their Site plan that must be approved by the town. Perhaps this can be discussed with United Ag prior to any town planning meetings that will happen when United Ag seeks formal approval of their plans.

Thank you Orlando.

Sincerely,

Bob and Heidi Cloutier
Patrick and Kim Raftery
Matt and Kristen Saunders

Debra Dennis

From: Deborah Brookings <debbill435@gmail.com>
Sent: Thursday, March 18, 2021 1:36 PM
To: Debra Dennis
Subject: Re: Site Plan United Ag & Turf

Hi Deb

Comments for 700 Fort Pond Rd

-plan and permit required for septic tank, pump chamber and holding tank relocation -confirm a Title 5 SDS inspection was done for the change in ownership

Let me know if you have any questions

Bill

On Mar 15, 2021, at 1:18 PM, Debra Dennis <DDennis@lanasterma.net> wrote:

> <United Ag & Turf Site Plan-Application.pdf>