



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Director's Report

Public Hearing

Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan – Haley Ward is performing the Engineer Review.

(Continued from 12/13/2022, 1/24/2022 and 2/9/2022).

A continuance has been requested by the applicant until March 14th.

Continued Hearing: North Lancaster, LLC for approval of an Amended Definitive Plan- Phase 2 entitled "McGovern Boulevard Phase II: Roadway Construction in Lancaster Mass, relative to the roadway construction for the approved Definitive Subdivision (Continued from 7/7/2021, 7/26/2021, 9/27/2021, 12/13/2021 and 1/24.2022)

The applicant has submitted revised plans for the Phase II Amended Definitive Plan. I have not had time to give this a thorough review in comparison with the previous plan at this time.

Public Meeting

Approval Not Required (ANR) – 381 Main Street – the applicant is seeking to create two lots from one lot so each primary structure on the site is on it's own lot.

This site has had multiple ANR's on it in the past. On August 2, 1948 recorded in Book 153 Plan 81 and ANR showing the existing single lot as two separate lots. These lots are reflected as separate lots on Book 225 Plan 98. I could not find when in the history of the site that these two lots were re-combined. The lots existed prior to the acceptance of the subdivision control law in 1953. The lots have adequate access from Main Street and George Hill Road.

One lot meets the minimum frontage of 225 feet and minimum lot area of 87,120 s.f. The second propose lot does not have adequate frontage at 143.19 feet and does not have adequate lot size at 24,028 s.f.

I believe this ANR does not require the process of a definitive subdivision and can be approved with the conditions that the approval does not supersede zoning requirements and does not provide relief from zoning requirements.

Follow-up discussion on proposed 40R district and bylaw with member(s) of the Lancaster Affordable Housing Trust

The Affordable Housing Trust will be presenting their findings from a joint conversation with DHCD in regards to 40R.

Vouchers

Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 • 978-365-3326 ext. 1310 • Hours of Operation: Mon 9a.m. - 5 p.m. • Tue-Thur 9 a.m. - 4:00 p.m. • Fri – closed to public. All Planning Board Meetings are recorded and broadcast by SLC TV



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Hawthorne Lane payment to Haley Ward for inspections performed on the road construction.

Town Counsel has advised that we may pay owed monies to Haley Ward for inspections performed on the roadway out of the funds deposited for the completion of the roadway.

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •
978-365-3326 ext. 1310 • Hours of Operation: Mon 9a.m. - 5 p.m. • Tue-Thur 9 a.m. - 4:00 p.m. •
Fri – closed to public. All Planning Board Meetings are recorded and broadcast by SLC TV*