

PLANNING BOARD

Calendar year 2015 proved to be an extremely productive year for the Lancaster Planning Board. During the course of the Board's 22 meetings, a wide range of activities occurred ranging from site plan reviews, stormwater management reviews, special permit reviews, ANR plan reviews, as well as a major re-zoning project and other zoning amendments. The Planning Board reviewed several significant applications in 2015, the highlights of which are listed below:

Subdivision Plans

- Holly Berry Lane Preliminary Subdivision Plan, off of Hilltop Road
Withdrawn without prejudice: 3/23/15
- Eagle Ridge Subdivision, off of Sterling Road
Project Reviews were held: 5/18/15, 6/22/15, 7/27/15, 8/24/15, 10/19/15, 11/23/15, 12/14/15, 12/28/15
- McGovern Place Subdivision, off of Lunenburg Road
Project Reviews were held: 6/22/15
- Poras Realty Trust Definitive Subdivision Plan, off of Hilltop Road
Status: Continued into 2016

There were continued reviews and inspections at several sites that were approved in previous years, including:

- Eagle Ridge Subdivision, off of Sterling Road
- Devonshire Estates Subdivision, Devonshire Way
- The Cove at Fort Pond Subdivision, Cove Lane

Site Plans

- Rand-Whitney Packaging Corporation, 580 Fort Pond Road
Amended site plan for addition of loading docks
Approved: 1/12/15
- Cumberland Farms, 94 Main Street
Site plan for relocation of gas station/retail store
Approved: 1/12/15
- Clean Energy Collective, George Hill Orchard Solar Facility, 582 George Hill Road
Site plan for ground-mounted solar array and associated equipment
Withdrawn without prejudice: 3/9/15
- Cumberland Farms, 94 Main Street
Amended site plan for site grading

Approved: 4/13/15

- Built-Rite Tool & Die, 807 Sterling Road
Amended site plan for building addition
Approved: 4/27/15
- Michael's Bridge Diner, 56 Main Street
Site plan for building and parking area expansion
Approved: 11/9/15
- James Monroe Wire & Cable, 767 Sterling Road
Amended site plan for building addition
Approved: 10/19/15
- South Coast Development LLC, 1424 Lunenburg Road
Site plan for gas station, convenience store, coffee shop
Approved: 12/14/15
- Town of Lancaster, Prescott Building, 701 Main Street
Site plan for building renovation
Approved: 12/28/15

There were continued reviews and inspections at sites that were approved in previous years, including:

- FC Stars soccer facility, McGovern Boulevard
- MYSA soccer facility, Old Union Turnpike
- JB Hunt trucking depot, Lunenburg Road

Special Permits

- Curt Plante, Hilltop Road – 2 lots
Special Permit for Lot Shape
Approved: 4/27/15
- Thomas Seidenberg and Michelle Sardella, 748 George Hill Road
Special Permit for Lot Shape
Approved: 4/27/15
- South Coast Development LLC, 1424 Lunenburg Road
Special Permit for Use as gas station, retail store, drive-through restaurant
Approved: 12/14/15
- South Coast Development LLC, 1424 Lunenburg Road
Special Permit for Site Lighting
Approved: 12/14/15

- Poras Realty Trust Subdivision, off of Hilltop Road
Special Permit for Flexible Development
Status: 12/14/15

Stormwater Management Permits

- Lancaster Tech Park, Old Union Turnpike
Stormwater Management Certificate of Completion
Approved: 1/12/15
- Borego Solar, Brockelman Road Solar Facility, Brockelman Road
Stormwater Management Certificate of Completion
Approved: 1/12/15
- Cumberland Farms, 94 Main Street
Stormwater Management Permit
Approved: 1/12/15
- Clean Energy Collective, George Hill Orchard Solar Facility, 582 George Hill Road
Stormwater Management Permit
Withdrawn without prejudice: 3/9/15
- Clear Summit Transportation & Materials, 1558 Lunenburg Road
Stormwater Management Certificate of Completion
Approved: 7/27/15
- EDF Renewable Energy, 1997 Shirley Road
Stormwater Management Certificate of Completion
Approved: 11/9/15
- South Coast Development LLC, 1424 Lunenburg Road
Stormwater Management Permit
Approved: 12/14/15
- Cumberland Farms, 94 Main Street
Stormwater Management Certificate of Completion
Approved: 12/14/15

Approval Not Required (ANR) Plans

- Shawn Corbett
39 Brockelman Road and 2528 Main Street, 2 building lots
Approved: 2/23/15
- Curt Plante
Hilltop Road, 2 building lots
Approved: 4/27/15

- Don Siver
582 George Hill Road, 9 building lots
Approved: 4/27/15
- Lancaster Tech Park
Old Union Turnpike, 2 building lots
Approved: 5/18/15
- 546 Sterling Road Realty Trust
546 Sterling Road, 3 building lots
Approved: 5/18/15
- Leverton Family Trust
North Main Street and Ponakin Road, 3 building lots
Approved: 8/10/15
- North Lancaster LLC
McGovern Boulevard, 11 building lots, 1 non-buildable lot
Approved: 8/24/15
- Poras Realty Trust
George Hill Road and Hilltop Road, 3 building lots
Approved: 11/9/15

As-Built Plans

- Eagle Ridge Subdivision, off of Sterling Road
Approved: 12/14/15

61 (A, B) Option to Purchase Land

- 546 Sterling Road (7.06 acres), owned by 546 Sterling Road Realty Trust
Recommended that the Town does not purchase: 6/8/15
- 582 George Hill Road – Lot 7 (2.0 acres), owned by Don Siver
Recommended that the Town does not purchase: 8/10/15
- Runaway Brook Road – Lot 10 (2.097 acres), owned by Meadowbrook Orchard, Inc.
Recommended that the Town does not purchase: 11/9/15

Road Acceptance / Discontinuance

- None submitted in 2015.

Transportation Projects

- Preliminary intersection design – Lunenburg Road and Rt. 117, Rt. 117 and Main Street

Zoning Bylaw Amendments

- Citizen's Petition for Large-scale Solar Arrays
Withdrawn at Town Meeting: 5/4/15
- Moratorium on Large-scale Solar Arrays in the Residential Zoning District
Approved at Town Meeting: 5/4/15

Grants

- Community Development Block Grant – \$350,000 for housing rehabilitation and fuel assistance
- Massworks Infrastructure Grant -- \$980,000 for sewer extension on Sterling Road
- District Local Technical Assistance Grants (DLTA) – for Center Village District Zoning and Trail Vision Plan

Master Planning

The Board continued to carry out the implementation of the ten-year roll-out plan that will amend our zoning bylaws and create new programs in the areas of land use, economic development, housing, transportation, open space and natural resources, recreation and historic preservation. It is the vision of the Board to treat the Master Plan as a working document and a blueprint for planning.

In 2015, the Planning Director partnered with the Montachusett Regional Planning Commission to continue work on the third phase of the Zoning District Study. This phase will propose to introduce two new Village Districts (Center Village and South Village), and to create the appropriate uses in each district. Two public information sessions were held in 2015 to educate residents, business owners and land owners on the proposal, have a dialogue on the options and solicit input that will be incorporated into the final plan. It was finally determined that this proposal would not move forward as there was a strong sentiment among residents that they would like to see the Center Village area remain as it is today. The Board thanks all who participated in these sessions and discussion.

Tech Team

Under the direction of the Planning Director, cross-communications between the Planning Board and other departments and boards in the community have improved with participation on the *Tech Team*. The *Tech Team* is comprised of representatives from several town boards, commissions and departments and meets as necessary to review projects that come before the Planning Board and provide critical comment from their various perspectives. This feedback is directed back to the applicant and incorporated into the plans so that the final product is a useful and supportable project for the Town.

Montachusett Regional Planning Commission

The Board continues to work closely with the Montachusett Regional Planning Commission (MRPC) who is chartered to carry out comprehensive regional planning. MRPC is a Regional Planning Agency (RPA) that was created by and is responsible to its 22 member municipalities. MRPC offers technical and professional services to its members, including planning in the areas of community development, economic development, transportation, housing, environment, and geographic information systems. Specifically, the Lancaster Planning Board has worked with MRPC on the following items this year:

- Regional transportation planning
- Regional trail planning
- Zoning District Study – Phase 3 (DLTA grant)
- Lancaster Economic Development Plan (DLTA grant)
- Lancaster Complete Streets Study
- Lancaster Trail Vision Plan (DLTA grant)
- GIS mapping services

Victor Koivumaki is the current Chair of the MRPC and Lancaster representative from the Planning Board. Noreen Piazza (Planning Director) is the town's representative to the Montachusett Joint Transportation Committee and on the Metropolitan Planning Organization (MPO) as a regional representative for Lancaster, Clinton and Sterling. As Chair of MRPC, Victor Koivumaki is also a member of the MPO, which is responsible for approving projects in MRPC communities to be placed on the Massachusetts Transportation Improvement Plan (TIP). We will continue to work very closely with MRPC to insure that Lancaster is well represented in our regional planning efforts.

Other Business

In June 2015, the Board re-organized and re-elected Jeanne Rich as Chair, elected Philip Lawler as Vice-Chair and Francis as Clerk.

Planning in 2016

The Board anticipates that 2016 will be equally as productive as the work of the Master Plan implementation continues. The continued development of the Route 2 and Route 70 business corridors will be foremost with great emphasis on capturing a new water supply to support this area. The Board is also looking to introduce a new solar bylaw for the community.

The Planning Board wishes to thank the community and the Board of Selectmen for their continued and future support of the Board's efforts to plan for the future enjoyment and well being of our community.

The Lancaster Planning Board is a five-member elected board whose charge is to ensure compliance with a wide array of land use regulations in Lancaster. The Planning Board meets on the second and fourth Mondays of each month at 7:00 PM in the Community Center. All

citizens are welcome to join the Board for these meetings and public involvement is always encouraged.

The Community Development and Planning office coordinates all meeting schedules and is open Monday through Thursday, 9:00 AM to 4:00 PM. As always, this office welcomes citizen's questions, comments or suggestions. Please feel free to contact us at 978-365-3326 x1311, npiazza@lancasterma.net or hhampson@lancasterma.net. For more information on planning issues in Lancaster, please visit us on the Town's web site: www.ci.lancaster.ma.us.

Respectfully submitted,

Jeanne Rich, *Chair*
Philip Lawler, *Vice-Chair*
Francis Sullivan, *Clerk*
Victor Koivumaki
Tom Christopher

