



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., January 23, 2023**  
**Remote Access Via Zoom**

**Administrative**

**1. Attendance Roll Call**

Frank Streeter -Chair

Phil Lawler – Vice Chair

Kendra Dickinson - Member

Frank Lawler - Member

George Frantz - Member

Mike Favreau (absent)

Staff: Jasmin Farinacci, Planning Director

**2. Approve meeting minutes**

Tabled the approval of Planning Board minutes until next meeting. The Chair asked everyone to read the minutes with the understanding that the Boards vote was simply going to be acknowledging the minutes.

**Public Hearing**

**1. Site Plan Review – Barkley Enterprises – 0 Shirley Road (Map 5, Parcel 54)**  
Reopened the hearing for 0 Shirley Road

The Chair introduced Trevor Fletcher, Civil Engineer from Barkley Enterprises. The Chair also introduced Tom Christopher, Chair of the Conservation Commission. The Chair had gotten a packet from the Conservation Commission. The Chair asked Christopher if there was anything to add to the packet or if the Board should just go from the written record. Christopher replied that they could be go from the written record and there would be continued oversight of the project by the Towns Conservation Agent, Charlotte Steeves.

The Chair then asked the Planning Director, Jasmin Farinacci, to go through the conditions discussed and walk the Board through the Order. Ms. Farinacci went through the Conservation Commission's Conditions. The Chair asked Ms. Farinacci if there was anything extra that should be highlighted, or if the Board could just move forward on its' own. Ms. Farinacci asked if any member of the Board Members saw anything in the conditions that should be brought out. None of the Board Members found anything. The Chair then asked the

*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

rest of the Board to weigh in on the topics discussed: screening; lights; and hours of operation. All of these would go into The Order of Conditions.

Town meeting member Dickinson had done some research on nearby storage facilities.

Member Dickinson found the self-storage units using key card access, the access times were six a.m. to ten p.m. The Chair asked if anyone had an objection to this time frame. Streeter then called on Mr. Fletcher. Mr. Fletcher stated that their company was asking for a 7 a.m. – 7 p.m. time frame during the week and 8 a.m. to 5 p.m. on Saturday and Sunday. The Board approved of these hours of operation.

The second By-Law that the Chair talked about was the Dark Sky's external lighting by law, not casting light over the entire neighborhood. The Chair then brought up the issue of screening and brought in the Director of Planning, Ms. Farinacci. Ms. Farinacci said you could have a condition with vegetation, but it could only last two years. Mr. Fletcher stated that most of the screening on this site was natural and there was just some plantings on Shirley Road that would have to be addressed.

The Chair stated that the neighbors should be satisfied as long as the fence and the natural screening were not disturbed. The Board ended this with a Special Condition stating that the Building Inspector could determine the amount of time that was reasonable. The Board went over the site's installation needs listing as the last of the conditions about cameras to be installed. Landscaping and reference to low sodium de-icer's were also included in the conditions. The Chair also wanted to include #7 and #8 of the maintenance plans.

The Chair asked if anyone had anything else to add to the Order of Conditions. Not hearing anything the Chair went on to ask for a Vote to close the Public Hearing. Member Lawler moved to close the hearing; Member Dickinson seconded. The Chair asked for any discussion on Closing the Hearing. Hearing none, the Chair called for a vote.

Vote ( 4-0) to Close the Hearing.

The Chair asked for a vote to accept and adopt the Order of Conditions as discussed. Member Dickinson so moved and Member Lawler seconded.

Vote (4-0) to approve the Order of Conditions

## **Public Meeting**

### **1. Report on Zoning Article**

The Chair had sent a draft out to the entire Board about the EZ Rezone. The Chair opened the floor for discussion. The Board discussed the report and gave feedback to the Chair. It was also noted by the Town Manager that 1,200 copies of the report were to be distributed at the meeting. After a long discussion, the Chair stated that he would accept a motion to approve the report as amended. Member Dickinson moved and Member Frantz seconded. Chair asked for any further discussion. Hearing none, the Chair called for a vote.

Vote (4-0) Draft Report for EZ Rezone Report was approved.

*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

## **2. Review Violations and Active Orders**

Ms. Farinacci informed the board that there was nothing to update.

### **Discussion**

### **Correspondence**

Ms. Farinacci told the board there was no updates for correspondence.

### **New Business**

The Chair stated that he would like to put the Use Tables for the current zoning on the agenda for the next meeting. The Chair also stated that each member of the Board should take a copy of the Use Table, review it, and add things that are necessary. The Chair said copies should be sent to Ms. Farinacci, who would summarize them. The Chair also stated that he wanted to do this work now due to activity that would arise later in the year. Discussion ensued concerning the next steps for the Use Table.

Member Frantz brought up AUC (Atlantic Union College) and DCAMM (Division of Capital Asset Management and Maintenance) asking if there was anything the BOARD could do to bring these to the discussion stage. Discussion ensued concerning these two topics.

Another topic the Chair discussed was the Accessory Apartment Unit By Law. The Chair proposed that the Board familiarize themselves with this law so that they could review it later on. A discussion around the issue of Senior Housing took place.

Another detailed discussion took place around the MBTA zoning.

### **Review Upcoming Meetings**

02/13/2023 @ 7PM, hybrid

02/27/2023 @ 7PM, hybrid

03/13/2023 @ 7PM, hybrid

### **Adjourn**

The Chair asked for a motion to adjourn the meeting. Member Frantz so moved, and Member Lawler seconded. Chair asked for any discussion. Hearing none, the Chair called for a vote.

Vote (4-0) Meeting adjourned at 8:21 p.m.

*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*