



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., January 9, 2023

**Hybrid Meeting
Nashaway Meeting Room, Prescott Building**

Administrative

1. Attendance Roll Call

Frank Streeter

Phil Lawler

Kendra Dickinson

George Frantz

Mike Favreau (absent)

2. Approve meeting minutes: 7-11-22, 7-25-22, 8-8-22, 8-24-22, 9-26-22, 10-6-22, 10-24-22

The Chair let the Board know that July minutes were not up for approval. Minutes from August-October were up. The Chair said these were ready and had been submitted. If the Board had sufficient time to review them, the Chair would accept a motion to approve them. The Chair said the Minutes could be tabled for two more weeks, if the Board did not have enough time to review. Clerk Dickinson needed more time. The Chair proposed a motion to table the minutes.

Vote: (4-0) to Table the minutes until next meeting.

Public Hearing

1. Rescission of subdivision – Off Deershorn Road, Assessor's Map 40, Parcels 12, 12D-12Z, 11B-11N, 11P –

Chair read the article concerning the Rescission. He introduced Mark O'Hagan. O'Hagan told the board that he had acquired the property and modified the permit so that instead of having 32 lots for sale he was establishing a rental community with small cottages. The lots would be rescinded back to one lot. The Chair asked the public if there were any comments. Town resident, Martha Moore, 131 Center Bridge Road, commented "Hurrah! Hurrah!". No other comments from the public. Vice Chair moved to close the hearing. Clerk Dickinson seconded. Chair asked for discussion and heard none. The Chair then called for a vote.

Vote: (4-0) The Hearing was closed.

The Chair then asked for a vote concerning the Rescission.

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Vote (4-0) The Rescission of the Subdivision was approved

2. Site Plan Review – Barkley Enterprises – 0 Shirley Road (Map 5, Parcel 54)

The Chair introduced Trevor Fletcher, representing Barkley Enterprises. The Chair asked Fletcher if he was going to seek a continuance. Fletcher stated that he would rather get the Review approved. Jasmin Farinacci, Director of Planning, said she only had the general conditions documented. The Chair said he was uncomfortable reviewing the site plan without seeing a written order of conditions. Clerk Dickinson felt she would be more comfortable seeing a written order. All members of the board felt the same way. Fletcher requested a continuance until two weeks' time. The Chair asked for a motion to continue. Clerk Dickinson moved, and Member Lawler seconded. The Chair asked for any discussion. None was heard. Chair called for a vote.

Vote: (4-0) to continue the Site Plan Review until the 23rd of January

3. Site Plan Review/Special Permit/Stormwater Management Permit – 65 McGovern Boulevard – ZPB 2020-22 LLC – installation of an 8-megawatt standalone energy system

The Chair read a synopsis of the Permit and opened the floor to Tom Corbett, Zero-Point Development, and Chris Anderson, Hannigan Engineering. Mr. Corbett did an overview first, followed by Mr. Anderson. There was some discussion about the Storm Water runoff being substantially different with the land clearing that had been done. The Board asked if a peer review was going to be done. CEI had been contacted and were already involved. The Chair let Mr. Corbett and Mr. Anderson know that Ms. Farinacci should be aware of various accounts that would be needed. The Chair asked if there was any more discussion. Clerk Dickinson asked if the landscaping would be put back for screening of any future developments.

As the presentation went into the specifics about the batteries and their operations, the Chair commented that the Board was really interested in fire suppression. Anderson let the Board know that they were using ESRG out of Ohio to advise them on suppression. The Fire Department was also very involved in any training. Their advice at this time is to let the fire burn out. The Chair told them of his concerns with the potential neighboring properties, not wanting to let it burn because of hazardous breathing conditions. Anderson went into the details of the actual Sungrow systems. There were 8 sprinkler heads on each unit. National Grid dictates the hours this system runs. The entire system is surrounded by a seven-foot chain-link fence. National Grid is conducting a few studies, expected to be done in several months.

Clerk Dickinson asked why the Board should want this in Lancaster. Anderson said one reason is the Tax revenue, but another is a rate reduction. There was a lot of talk about



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the reliability and resiliency of the system. The Chair questioned what the expansion of this system would look like. Anderson stated that any expansion would be five or ten years away so that he was not currently looking at leasing any more land.

Chair asked for more discussion from the board. There was none. Chair said this was going to be sent out for peer review.

Martha Moore, 131 Center Bridge Road, questioned the proximity of this installation to the 40-R district. A map of the area was displayed with both this installation and that of the 40-R.

Kathy Hughes, 80 Fire Road 11, was concerned with the fire risks. She wanted to know the frequency of fires. Anderson went into detail on the fires that have occurred in the past few years.

The Chair asked if there was specialized training in this. Anderson told the Board about NFPA and other resources available.

Town resident, Rob Zidek, 103 Keleva Road, wanted to know if the system was ok with the type of blasting PJ Keating was doing. Another question he had was for Fire Department training. He thought that the Shirley fire department was closer than the Lancaster. He was questioning if they would get training. Anderson told Zidek that if Shirley or Leominster were mentioned in the peer review they would get training.

Town resident, Kathy Hughes, 85 Fire Road 11, wanted to know if there were any personnel on site or if the system was stand-alone. Anderson responded that the system was stand-alone with a monitoring system on site. The system is monitored 24/7. The system will automatically call the fire department if there is more than one alarm.

The Chair asked if there was any more discussion. There was not. He then looked for a motion to continue. Clerk Dickenson so moved. Member Lawler seconded. The Chair asked for this continuance to be moved to the 13th of February. The Chair called for a vote.

Vote: (4-0) To continue the hearing until for 13th of February for 65 McGovern Blvd

Public Meeting

1. Report on Zoning Article

The last meeting the Planning Board voted on was positive report. The Chair is drafting the report, but he only 90% complete. He proposed that the Board vote on this on the 23rd of January. He felt there was still plenty of time before the scheduled Town Meeting on the 28th of January. He asked the Board for comments. The Vice-Chair said that made sense to him. Clerk Dickinson said there was going to be

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conjunction being so close to Town Meeting. The Chair repeated that he had been overly booked. The Report was not going to be too long because it was going to be read aloud at the Town Meeting. The Report would be concise and to the point.

2. Review Violations and Active Orders:

Jasmin Farinacci told the Board that she went out the site, 65 McGovern Blvd, and looked at it based on GIS maps. She did not find any new clearings. The Chair said he had talked to the owner who had said there was nothing that was recent.

Discussion - MBTA

Ms. Farinacci went through the “MBTA Communities Multi-family Zoning Districts Action Plan”, with a few examples of potential MBTA communities. Tyler Godin and Karen Chapman of MRPC, were present and talked about the Zoning Districts. Godin said that basically as long as the 40-R was approved, everything was good to go. The Board was told to review Table 1 and come up with a timeline.

Clerk Dickinson asked for clarification on the Zoning for the 40-R. Godin said that as long as the zoning is correct, you could build nothing. The Chair requested that Godin review the zoning because there were some questions from the Affordable Housing Trust about the exact zoning requirements.

Karen Chapman went over the other grants that came into play, one of these the Technical Assistance Grant could be applied for in May. This grant would carry through the entire two-year cycle. Mass Housing Partnership also had another round opening in April. It was up to the Board which one to apply for. Once the original District Plan is in, the Town of Lancaster would comply until the end.

Ms. Farinacci stated that the rest of the application was on-line, and she just had to “hit” submit for the January 31st deadline. There were congratulations all around.

Correspondence

No new correspondence or vouchers

New Business

None

Review Upcoming Meetings

01/23/2023 @ 7PM, hybrid
02/13/2023 @ 7PM, hybrid
02/27/2023 @ 7PM, hybrid

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03/13/2023 @7PM, hybrid

Adjourn

Chair asked if there was any discussion. There was none so the Chair looked for a motion to adjourn. Member Franz so moved, Clerk Dickenson seconded. Chair asked for any discussion. Hearing none the Chair called for a vote.

Vote:(4-0) meeting adjourned