



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., October 23, 2023

Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA 01523
And
Remote Access Via Zoom

Administrative

1. Attendance Roll Call
2. Approve meeting minutes: September 11, 2023 ← Meeting not on recording

Public Hearing

1. Use Table – Continue to Joint Planning ZBA meeting on 11/13

Public Meeting

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1. 696 Fort Pond Road – Site Plan Review, Special Permit, Stormwater Management Plan
The Board went over the plans with the applicants. Much deliberation took place between the applicants and the board. After some deliberation that applicant asked for a Continuance. The Chair requested a motion to continue the Reviews until the next Planning Board meeting on November 13th. Member Brown made a motion to continue 696 Fort Pond Road reviews until November 13th. Member Dickinson second. The Chair asked for any further discussion. Hearing none the Chair took a vote:

Vote: (4-0) to Continue 696 Fort Pond Road until November 13th.

2. 65 McGovern Blvd – Site Plan Approval, Special Permit & Stormwater Permit
The Chair read the application for the Stormwater Permit. The Chair mentioned a few additions to the would like to see. The Chair then asked for any other questions or comments. Hearing none, the Chair asked for a Motion to approve the permit. Member Dickinson made a motion to approve the Stormwater Permit. Member Frantz seconded the motion. The Chair then asked for any discussion. Hearing none the Chair called for a vote:

vote: (3-0-1) to approve the Stormwater Management Plan for 65 McGovern Blvd.

The Chair next looked for comments on the Site Plan Approval. Hearing none he called for a motion. Member Dickinson so moved. Member Frantz seconded. The Chair then asked if there was any further discussion. Hearing none the Chair called for a Vote:

Vote: (3-0-1) to approve the Site Plan Approval for 65 McGovern Blvd.

3. 267 Brockelman Rd. – Site Plan Approval, Special Permit & Stormwater Permit

The Chair added one item, an annual inspection, to the Storm Water Permit. He then looked for any additional comments. Hearing none the Chair looked for a motion to approve the Stormwater Permit. Member Brown so moved; Member Dickinson seconded. The Chair looked for any comments. Hearing none the Chair looked to a vote:

Vote: (3-0-1) to approve the Stormwater Permit for 267 Brockelman.

The Chair asked for any comments for the Site Plan Approval. Hearing none, he looked for a motion to approve the Site Plan. Vice Chair Frantz made a motion to approve the Site Plan. The Chair asked for any comments. Hearing none the Chair called for a vote:

Vote: (3-0-1) to approve the Site Plan for 267 Brockelman

4. 547 Neck Rd. – Review of revised ANR plan submitted to show required frontage.

The Board and Mr. Keating discussed the plan and the revisions to it. The Board voiced a few concerns about the lot and whether it was now conforming. The Chair asked if there were any more comments from the Board. Hearing none the Chair called for a motion. Member Dickinson made a motion to approve the submitted ANR plan for 547 Neck Road. Member Brown seconded the motion. The Chair then asked if there was any further discussion. Hearing none the Chair called for a Vote:

Vote: (4-0) to accept the ANR plan for 547 Neck Road

(Note: Chair left the meeting. Quorum was still present)

5. 710 Fort Pond Rd. – Site Plan Approval

Mr. Fletcher from Gratz Engineering took the podium to discuss 710 Fort Pond Rd's site plan approval. Member Dickinson took on this Approval with a bit of dismay. She felt that the applicant had bypassed the Order of Conditions. Member Brown felt that the Order of Conditions had not been adhered to by the applicant. The Vice Chair agreed that the applicant did not adhere to the Order of Conditions.

Mr. Fletcher had the Board look at Blueprints that had been prepared. A conversation ensued between the board and the applicant. Vice Chair Frantz said he thought the proposal was a better way to go, but he thought the applicants should have brought the changes before the board. Member. Member Dickinson re-stated her concerns. Member Brown also restated hers. The applicant and the board discussed in detail the Order of Conditions. Mr. Keating stated that a

good way to proceed was to get authorization from the Chiefs (Fire and DPW) and the Building Commissioner. Storm Water was a problem because the Planning Department would not have a Conservation Commissioner in a few days. Mr. Keating was going to look at how this would be handled.

The applicant requested that this Site Plan be continued. Vice-Chair Frantz requested a motion for continuance. Member Dickinson so moved; Member Brown seconded. Vice-Chair Frantz asked for any further discussion. Hearing none the Vice-Chair took a Vote:

Vote (3-0-2) Continue the Hearing until November 13th for the Plan Approval for 710 Fort Pond

Violations and Active Orders:

None at this time.

Correspondence

Mr. Keating read a letter from Atty Campobasso concerning Harbor Classic Homes, 728 Lunenburg Rd. The letter stated that Harbor Classic homes be in the November 13th meeting. Atty Campobasso also stated that he would have some material prepared for the Board by November 7th. Mr. Keating said he returned an email to Atty Campobasso asking that the prepared documents be available by November 6th/7th. Atty Campobasso agreed.

Member Brown made a motion to Continue 728 Lunenburg Road until November 13th. Member Dickinson seconded. Vice-Chair asked for a Vote:

Vote: (3-0-2) to Continue 728 Lunenburg until November

New Business

Mr. Keating asked for the best way to present material to the Board, i.e. by computer or by a hard copy. A discussion ensued. Vice-Chair Frantz made reference to the "Stump Problem". He had found a place where the stumps could be removed at \$28 per yard.

Review Upcoming Meetings

Due to holidays, some Planning Board meetings will not be held

11/13/2023@ 7PM, hybrid

11/27/2023@ 7PM, hybrid

12/11/2023@ 7PM, hybrid

NO MEETING 12/25/2023

Adjourn

Vice-Chair Frantz made a motion to adjourn. Member Dickinson Seconded. Vice-Chair Frantz called for a Vote:

Vote: (3-0-2) to Adjourn Meeting