



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**LANCASTER PLANNING BOARD  
AMENDED AGENDA**

**7:00 P.M., November 13, 2023**

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

**Administrative**

**1. Attendance Roll Call**

Frank Streeter -Chair

George Frantz – Vice-Chair

Kendra Dickinson – Clerk

Regina Brown– Member

Mike Favreau – Member

**2. Approve meeting minutes: October 23, 2023**

The Chair asked for a motion to table the minutes. Vice Chair Frantz made the motion; Member Brown seconded. The Chair asked for any further discussion. Hearing none the Chair called for a vote:

Vote: (5-0) to table the minutes until the next meeting.

**Public Hearing**

**1. McGovern Blvd. Extension**

The Chair called on the applicants to present.

An engineer presented the findings concerning the Impervious Cover. The Chair asked for discussion/comments from the Board. A discussion between the Board members and the presenter ensued. The Chair asked for any further discussion. Hearing none he opened up the meeting to those present in the room.

Ralph Gifford, 861 George Hill Rd asked a question on the ownership of the land.

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •*

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Roy Rezac, 125 Harvard Road spoke next. Mr. Rezac questioned ownership of the land

Brianna Garney, 479 White Pond Road. Ms. Garny asked if the changes presented were available online. Brian Keating said that the plans would be available at the Town Hall and also on the Website.

Anne Ogilvie, 4 Turner Lane. Ms. Ogilvie brought up a litigation that she wanted clarification on. The Chair responded that the Planning Board was not involved in this litigation but welcomed comments from the Applicant.

The Chair asked for any further comments from Zoom. Not seeing any, he asked for comments from the room. Not seeing any the Chair asked the Board if they had any further comments.

Anne Ogilvie, 4 Turner Lane. Ms Ogilvie respectfully recognizes the Planning Board policy towards the litigation, but wanted to state that there was a credibility problem here. She understood that the Planning Board was not in a position to address this issue.

Martha Moore, 131 Center Bridge Road. She wanted to thank Ms. Ogilvie for bringing this information to the Town.

Roy Rezac, 125 Harvard Road. Mr. Rezac asked a question concerning the MOU.

The Applicant requested that the meeting be continued until January. The Chair asked for a motion. Member Dickinson so moved. Member Frantz seconded. The Chair called for a vote:

Vote: (5-0) to Continue the meeting until the second week of January.

## **Public Meeting**

### **1. 696 Fort Pond Road –**

#### **a. Driveway Length**

The Chair asked if there were any questions/comments from the Board on this topic. Hearing none the Chair asked for a motion to approve the Driveway Length. Vice-Chair Frantz so moved; Member Dickinson seconded. The Chair asked for any discussion. Hearing none the Chair called for a Vote:

Vote: (5-0) For the Special Permit on Driveway Length exceeding 1000 feet

#### **b. Lot Shape**

The Chair asked if there were any questions/comments from the Board on this topic. Hearing none the Chair asked for a motion to accept the Special Permit on Lot Shape. Vice-Chair Frantz

so moved; Member Dickinson seconded. The Chair asked for any further discussion. Hearing none the Chair called for a Vote:

Vote (5-0) for the Special Permit on the Lot Shape

c. Light Pole –

Special Permit for Light Poles taller than 20 feet in height. The Board had all seen the proposed findings and recorded procedures. The Chair called for a motion to accept the Special Permit. Member Brown so moved; Member Favreau seconded. The Chair called for any further discussion. Hearing none the Chair called for a Vote:

Vote: (5-0) for the Special Permit on Light Poles taller than 20 feet

d. Special Permit for >15% impervious surface.

The Chair asked for any question/comments on the approval of the Special Permit and the Order of Conditions for Impervious Surfaces. Hearing none he called for a motion to accept the Special Permit. Member Brown so moved; Member Dickinson seconded. The Chair called for any further discussion. Hearing none the Chair called for a vote:

Vote: (5-0) for the Special Permit and the Order of Conditions for >15% impervious surfaces.

e. Vote to Approve Stormwater Permit/Order of Conditions

The Chair asked for any question/comments on the approval of the Special Permit and the Order of Conditions for Stormwater Permit/Order of Conditions. Hearing none he called for a motion to accept the Special Permit/Order of Conditions. Vice-Chair Frantz moved; Member Dickinson seconded. The Chair called for any further discussion. Hearing none the Chair called for a Vote:

Vote: (5-0) for approval of the Special Permit and the Order of Conditions to approve the Stormwater Permit/Order of Conditions

f. Vote to Approve/Deny Site Plan

The Chair asked for a motion to approve/deny the Site Plan. Vice Chair Frantz moved to approve the Site Plan; Member Dickinson Seconded. The Chair called for any discussion. Hearing none the Chair called for a vote:

Vote: (5-0) for the Approval of the Findings, Records, and Proceedings for the Site Plan

## 2. Hawthorn Hill – Preliminary Subdivision Plan

An engineer representing the Applicants came before the Board. He presented the Subdivision Plan in detail to the Board. The Chair asked the Board if they had any questions. Member Dickinson had a few questions about Board of Health issues. Vice-Chair Frantz questioned the wells on the property. There was much discussion around the water on the property.

Ralph Gifford, 861 George Hill Road. Mr. Gifford is the Commissioner of Lancaster Sewer District. He spoke concerning the Sewer District.

The Chair asked for any other questions from the Board, the room, and Zoom.

Victoria Petracca, 67 Meadow Drive spoke next. Ms. Petracca was speaking for the Affordable Housing Commission. She stated that the 18 units would require 2 affordable housing units indistinguishable from the rest of the development. The applicant could also opt to make a payment to the Lancaster Affordable Housing Trust.

Kris Mahabir, 679 George Hill Road, spoke next. Mr. Mahabir spoke about the water and thought a hydroelectric study was appropriate.

Bob Lidstone, 311 Neck Road, spoke next. He wanted to make it known that this project could impact a critical habitat,

The Chair then called on the NRWA specialist in the room. Sara Singh, representing the NRWA. Ms. Singh gave evidence to support the view that the property be set aside for conservation.

The Chair stated this was just a preliminary discussion and there was still much more to discuss. The plan had to go before ConsCom.

### **3. 65 McGovern Blvd – Review Decision**

The Chair asked if all the members of the board had received the materials on 65 McGovern Blvd. The Board answered yes. The Chair then asked for a motion to approve the draft decision on 65 McGovern Blvd. Member Dickinson so moved; Vice Chair Frantz seconded. The Chair then asked if there was any discussion. Hearing none the Chair then asked for vote:

Vote: (5-0) 65 McGovern Blvd is approved and ready for signature.

### **4. 267 Brockelman Rd. – Review Decision**

The Chair confirmed that the Board Members had all received the Material on 267 Brockelman. The Chair then looked for a motion to approve the Material. Member Dickinson so moved; Vice-Chair Frantz seconded. The Chair then asked for any discussion on the material from 267 Brockelman. Hearing none the Chair then asked for a vote:

Vote: (5-0) 267 Brockelman is approved and ready for signature.

### **5. 710 Fort Pond Rd.**

An Engineer discussed some of the outstanding items on the site plan. He stated that all of the items had been addressed and went through them all in detail. The Chair asked for a Peer Review and also for the Applicant to go through the Conservation Commission.

Jameson Van Dyke, Landowner, had a few comments concerning the matter. A discussion ensued concerning the timing of the peer review.

The Engineer asked for a Continuance until the 27th of November. The Chair asked for a motion. Member Dickinson moved; Vice Chair Frantz seconded. The Chair asked for any further discussion. Hearing none he called for a vote:

Vote (5-0) to Continue the Hearing until November 27<sup>th</sup>.

### **New Business**

- 1. 2038 Lunenburg Rd.** Presentation of scope of work detailing proposed stormwater management modifications.

Peter Campobasso, Harbor Classic Homes, represented the applicant. The Chair reviewed that they had completed the storm water system that had been placed on their system.

The Chair looked for a motion to lift the Cease-and-Desist Order with the Caveat that the applicant can only do certain items until the Building Commissioner signs off that all of the things listed are completed. Vice Chair Frantz made a motion to lift the Cease-and-Desist Order with the Caveat that the applicant only do the five items discussed until the Building Commissioner signs off on the five items at which time the Cease and Desist is lifted. The Chair asked if there was any discussion. Hearing none the Chair called for a vote:

Vote: (5-0) to Lift the Cease-and-Desist Order.

**Violations and Active Orders:** None at this time

**Correspondence:** None at this time.

### **Review Upcoming Meetings**

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

11/27/2023@ 7PM, hybrid  
12/11/2023@ 7PM, hybrid  
NO MEETING 12/25/2023

### **Adjourn**

The Chair looked for a motion to Adjourn. Member Dickinson moved; Member Brown seconded. The Chair asked for a vote:

Vote: (5-0) to Adjourn the meeting