



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

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

**Hybrid Meeting  
Nashaway Meeting Room, Prescott Building  
701 Main Street  
Lancaster, MA 01523**

**Administrative**

**1. Attendance Roll Call**

Frank Streeter - Chair

Phil Lawler – Vice Chair

Kendra Dickinson - Member

George Frantz - Member

Mike Favreau – Member

Jasmin Farinacci – Staff Member

**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 requested that the Board approve meeting minutes above. Member Frantz questioned if Members could vote on Minutes that they did not attend. The Chair stated that Board Members could accept the Minutes that Members were not here for. Those Members who were present for a meeting, could approve the minutes. The Chair then asked for a Motion to accept/approve Minutes from 7-11 and 7-22. Member Frantz so moved, and Vice Chair Lawler seconded. Hearing no further discussion, a vote took place.

Vote: (5-0) to Accept the Minutes from 7-11-22 and 7-25-22.

The Chair then asked for a motion to approve the August, September, and October Minutes. Member Frantz so moved, and Vice Chair Lawler seconded. The Chair asked for further discussion. Hearing none the Board took a vote.

Vote: (5-0) to Approve the Minutes of 8-8-22,8-24-22,9-26-22,10-6-22 and 10-24-22.



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**Public Hearing**

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

*(The below was stated by the Chair in recap since the Zoom was not working while the Board had their vote. The reason for the continuance as stated by the Chair in recap was the Board was still waiting for a Peer Review)*

Vote: (5-0) to Continue for 2 weeks the above Site Plan Review/Special Permit/Stormwater Management Permit.

**Public Meeting**

**Discussion**

**1.** The Inclusionary Zoning Bylaw - The Affordable Housing Trust sent the Planning Board three suggestions based on a discussion with the Building Inspector. The Chair wanted the Board to decide if the Article should come up for a Hearing. The Board discussed this in detail. The Chair asked for a Motion that the Board was to bring this Article up for a Hearing. Member Frantz so moved, and Member Favreau seconded. The Chair asked for further discussion. Hearing none the Board took a vote.

Vote (5-0) to have a Hearing for the Changes put forth by the Affordable Housing Trust on the Inclusionary Bylaw.

- 1.** Potential Zoning or Use Table updates.

EZ District - Discussion ensued concerning the residential Uses in EZ districts. The Chair asked the Board to review several modifications put forth concerning these EZ Zone Uses. The first Use that was discussed was the need for boarding larger animals. Another Use discussed was the ability to use the open land for different types of recreation, i.e. Go-Kart, and ATV's. Also discussed was the creation of indoor gyms, day camps, airports, landing strips, religious, educational uses, and teleports. The Chair brought up the fact that if a structure was under 5,000 square feet there did not currently have to be any approval by the Board for retail stores, craft, commercial establishments. He wanted to know the thoughts of the Board on this. The Chair thought they should change the Uses of sales, rental and repairs and motor vehicles mobile home form. A discussion ensued on the remaining Uses and how the Planning Board would be involved. The Chair called for a motion to approve the changes to the Use table. Member Frantz so moved, Member Dickinson seconded. The Chair asked for further discussion. Hearing none the Chair called for a vote.

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Vote: (5-0) in favor of a Hearing being held for the changes proposed in the Use Table.

**2. Use Regulation and Accessory Dwelling Unit**

The Board had a discussion on Accessory Dwelling Units. The Chair explained that so far no one had come forward to build an Accessory Dwelling Unit. The Chair shared the thoughts of the Affordable Housing Trust; the plans that had been published were difficult to follow. The Affordable Housing Trust had since gone through the plans and made some proposed edits to the code. These edits were then sent over to the Building Inspector who made some comments on the same. The Board was asked to finalize this set of plans. The Board took clause one out of the proposal which dealt with the unit having to be in existence for five years before the Accessory Unit could be built. The Board left the second clause in the proposal which had to do with not having absences of more than 12 consecutive months. The Board also discussed the size of the unit. The deliberated on this for some time and came up with the Unit should be 1500 square feet or 50% of the main unit. Other issues discussed were the number of outside doors, the number of people who could inhabit the unit, the septic and town water, parking, and screening of the parking. The Board deliberated on a few more issues surrounding the Accessory Dwelling Units. The Chair requested a motion to move on these changes. Member Frantz moved and Member Favreau Seconded. The Chair asked for any discussion. Hearing none he called for a vote:

Vote: (5-0) in favor of modifying the plans to the Accessory Dwelling Units.

**Correspondence**

No New Correspondence.

**New Business**

No New Business.

Comments: Vice Chair Lawler disclosed the fact that he would not be running for re-election. The Vice Chair discussed his membership and encouraged people to run for the office.

**Review Upcoming Meetings**

02/27/2023 @ 7PM, Zoom.

03/13/2023 @ 7PM, hybrid

03/27/2023 @ 7PM, hybrid

**Adjourn** - The Chair looked for a motion to adjourn. Member Dickinson so moved, and Vice Chair seconded. Chair asked for any discussion. Hearing none the Chair asked for a vote.

Vote: (5-0) to Adjourn the meeting at 8:40 p.m.

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