



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., March 13, 2023**  
**Hybrid Meeting**  
**Nashaway Meeting Room, Prescott Building**  
**701 Main Street**  
**Lancaster, MA 01523**  
**And**  
**Remote Access Via Zoom**

**Administrative**

Attendance Roll Call

Frank Streeter – Chair  
Phil Lawler – Vice Chair  
Kendra Dickinson - Member  
George Frantz - Member  
Mike Favreau – Member (Absent)  
Jasmin Farinacci – Staff Member

1. Approve meeting minutes: February 13, 2023, January 23, 2023

Continued until next meeting.

**1. 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 applicants have requested a continuance until the 27<sup>th</sup> of March. The Chair asked for a motion to continue this. Member Dickinson so moved and Member Frantz seconded. The Chair asked for discussion. None was heard. The Chair called for a vote.

Vote (4-0-1) for the Continuance of ZPB and the Battery.

2. Site Plan Review, Special Permit, Stormwater Management Plan – 696 Fort Pond Road

The Chair read the Notice aloud to the meeting. The hearing was now open. Attorney Phil O'Neil from the office of Philbin & O'Neil LLC presented representing Fort Pond Reality LLC. He gave a short presentation and then passed the meeting over to Hayley Palazola, Project Manager for Fort Pond Reality, LLC (affiliate of GFI Partners). Ms. Palazola introduced her team: Jackie Martin and Hannah Jovovich (GFI Partners)-Civil Engineers; John Perry and Shawn Sootney of Langan Engineers; Traffic Engineer Scott

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Thornton; Mark Wallace of Tech Environmental; and Rich Kirby of LEC Environmental (Wetland Scientists.)

Ms. Palazola quickly presented an agenda and then began on what GFI is and what attracted them to Lancaster. Ms. Palazola stated the reasons they were interested in this site is the proximity to Rte. 2 with its' vicinity and connectivity to Interstate I90 and 495 and a direct artery to Boston. It was also the perfect site for industry being developed by the life, science, and biotech community located in Devens Mass. Ms. Palazola stated some facts on the older uses to the property and then introduced John Perry of Langan Engineering.

Mr. Perry introduced himself as the Project Manager and started with a chart of the 143 acre site plan up on the board. The Project as shown contained three buildings all single story, two which were 159,000 square feet, and one which was 297,000 square feet. There will be 178 parking spaces with the first two buildings and 234 with the second. The second slide showed the Storm Water drainage systems. Mr. Perry went on to explain that they were treating 3x the volume of water than is required. The chart also illustrated the retaining walls that would be erected.

The next slide was the Overall Utility Plan. This slide also indicated the septic systems on site along with leaching fields. Next was soil erosion and sediment control. Mr. Perry went into much detail about the erosion control and the different types of storms the company had taken into consideration.

Mr. Perry then introduced the Landscape Architect, Shawn Sootney of Langan Engineering. Mr. Perry discussed lighting, plantings, and the relationship between the single-family houses that surrounded the site and the proposed structure.

Next the Traffic Engineer, Scott Thornton from Venosa Associates made a presentation. The compiled data for Fort Pond Road and the four intersections closest to the site for the weekday morning (7-8) and weekday evening (4-5). They looked at crash data and speed on Fort Pond Road. Current projects' data was looked at to get an idea of future conditions.

Marc Wallace the Project Manager from Tech Environmental presented a Sound Study next. Mr. Wallace started the presentation with discussing some basic qualities of sound and the various levels of sound and what they would be closest to. They collected some base line ambient conditions from two different sites, one from the north and one from the south. There were 45 receptors placed in various places around the site. In conclusion they found that the sound was within the Mass DPW noise quality standards. Member Dickinson asked about Jake Braking. Mr. Wallace said that as part of the conditions there would be signage that would be posted for "Anti-Jake-Braking". Ms. Palazola agree to this.

Next Ms. Palazola presented the fiscal impacts of this project. The project would increase tax revenue for the town by \$896,861. Also taken into consideration were the costs for town services which would bring the revenue to approximately \$865,276. The positive impact on the residential taxes was clear.

Next on the agenda was the impact on the abutters. Ms. Palazola felt it understood it was



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not ideal being located next to a commercial site, but the impact on the other percentage of the town was in fact a good one. The Chair made a comment concerning the fact that this Board was the Planning Board and not Finance Committee. As such, the Planning Board would not approve a bad project because of the extra revenue. The Chair wanted to make sure all understood this point.

Attorney Bill O'Neil was next and brought up the fact that elections were here and voiced concern over the change in personnel. The Chair stated that the peer reviews should be the primary thing that the company focuses on right now so an Order of Conditions can be drawn up. The Chair stated that Jasmin Farinacci, Director of Town Planning, had the names etc. of the peer reviewers. The Chair also requested that Ms. Farinacci make sure there was enough deposits, so the process would continue.

The Chair asked for any more comments from the Board. Member Dickinson wanted to see rendering of the walls. Member Dickinson went through the proposal in detail and did not have any further questions. The Chair talked about the proposed time for a site walk and stated that it depended on how much snow they got this evening. The Chair proposed that they Continue until April 10<sup>th</sup> to get the material back from Peer review and correspond with Ms. Farinacci and watch the weather to schedule a good time for the site walk.

Resident Susan Munyon, 96 Grant Way, had a few questions. First Ms. Munyon wanted to know how their water pressure was going to be affected and if they had addressed this issue with Shirley Water. Ms. Palazola responded by saying they had been in touch with the Shirley Water Department. Ms. Palazola would get an engineer's response to Ms. Munyon's question, which would come as a prepared memo. Ms. Munyon next asked about the Chisholm Trail, and whether it was going to be used. Ms. Palazola said it was there just for emergency use, and was not going to be used. The next thing was the site 2 for the on ramp, Ms. Munyon questioned whether this could be widened substantially. The Chair said this was already on DOT agenda. The Chair could not speak to the relative speed of the different schedules. The last question Ms. Munyan had was about noise tests they performed with the idling sound being the same as the backup noise. The Chair responded by saying there was going to be a peer review of the study at which time they could give more feedback.

The Chair called for a brief recess at 8:45 which ended at 8:50. Resident Dennis Hubbard, 258 Grant Way, talked next. Mr. Hubbard wanted to make note that the sound studies result that were given, were at the residents. The actual readings were taken 100-150 feet away from the residents. Mr. Hubbard thought this should be taken into consideration when doing the peer review. The next comment was about the traffic study. The peak hours were missed, around the time that the shift changes 3:00 o'clock wasn't taken into consideration. Also, the Chisholm Trail lockdown was not on the plans. Mr. Hubbard asked the Planning Board to make this a Condition. Another note was the turn from Fort Pond onto Shirley Road is a tight turn. Trucks moving through this intersection often take out the sign. There needs to be improvements. Mr. Hubbard also recommended the lighting near Chisholm Trail be removed or downgraded. The undergrowth and the tree cover would not cover this in the wintertime. Robert and Heidi Cloutier, 20 Evelyn Place, talked next. The Access Road next to the Fort Pond entrance was moved in the current plan about 300 feet closer to Evelyn Place. The question is why and can it be moved back. Ms. Palazola answered this in saying the road was

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moved because it was too close to wetland buffers. Ms. Cloutier responded that there was already a road there, why wasn't this road used. Ms. Palazola said their team would provide a thorough written response to these concerns.

Ms. Cloutier wanted to know what protection there would be for the children of the area to not come into the road area. Ms. Palazola said their team would be open to putting up a fence with specifications determined as appropriate by the Board.

Resident Kristin Hera, 165 Grant Way, spoke next. Ms. Hera wanted to know if there was anyway the truck traffic could be limited in the overnight hours. Ms. Palazola felt it was imperative that the facility be allowed to maintain its 24/7 operation. The traffic is lighter in the nighttime. The Traffic Engineer can estimate these for us. The site and sound mitigate against concerns around this.

Ms. Hera had other questions around the fiscal reports that were presented. Ms. Palazola responded that the reports were not done by their team, but by another company, RKG. The report was an estimated one. Ms. Hera also asked what the relationship was in the building between GFI and the tenants of the building. Ms. Palazola responded by saying that GFI would be the landlord in this case with the tenants being governed by the document that spells out the rules and regulations for the site and the property, as well the local bylaws.

Ms. Hera wanted to know the impact the facility would have on their property values and what recourse they had if the development did not turn out to be a good neighbor. Ms. Palazola responded by saying they intended on being a good neighbor and always have an open door if there are any issues. As far as the property values were concerned, the assessment would be valued based on home values next to a commercial site which it has been for a long time.

Resident, Kathy Hughes, 80 Fire Road Eleven. Ms. Hughes question was concerning the trucks "hanging out" until their allotted time in the facility. Ms. Hughes stated that many of the trucks were idling or just stopping on town roads. Ms. Palazola responded saying that parking on the side of the road was governed by the Town Police. Ms. Hughes then turned to the Board to ensure that there is no parking allowed on either Fort Pond Road or Old Turnpike Road. The Chair responded by thanking Ms. Hughes for her comment but said it was not within their governing ability to do. It would be up to the Police and DPW to ensure this.

Resident, Gregory Klouda, 164 Grant Way. Mr. Klouda was concerned over the noise produced by the facility and that the Diesel trucks were not at the correct decibels. The Chair responded that they would get insight from the peer review on the study. Mr. Klouda went on to say there was a Town Zoning By-Law on disturbances. The Chair responded by saying that this would be handled by the Building Inspector. The Chair asked that Ms. Farinacci explain what needed to be done in this case. Ms. Farinacci explained the process to Mr. Klouda.

Resident Michael Weinreich, 222 Grant Way. Mr. Weinreich's concern was with the height of the light poles. The Chair responded by saying he would also like clarity on this. The Chair felt that two fixtures lower to the ground would be better than one fixture twice as high.



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Town Resident Dennis Hubbard, 258 Grant Way, spoke again. What would the build out look like if we actually met our Towns Impervious Service. The Chair passed this question to Ms. Palazola who restated the question as what would the project look like if the 15% impervious coverage was met. Ms. Palazola said they did not look at this. The Chair responded by saying the Impervious Coverage has always been something the Board has looked at and it would absolutely be followed up on.

The Chair did not see any other questions from the public and asked the Board if they had any other questions they would like to follow up on. Hearing none the Chair went on and asked the Team if they had any comments or concerns. Ms. Palazzolo said there would be a finalized memo for the next meeting.

The Chair asked for a request for the Continuance until April 10<sup>th</sup>. Member Frantz so moved, and Member Dickinson seconded. The Chair called for a Vote.

Vote (4-0) to Continue the review until April 10<sup>th</sup>.

### **Public Meeting**

#### **1. Approval Not Required – Rand Whitney – 580 Fort Pond Road**

The Chair recognized Brittany Gesner, Civil Engineer with VHB. Ms. Gesner introduced Attorney David Libardoni, legal counsel representing VHB. There was much discussion on the designation of the lots and it ended with reference to a note on the third sheet which contained exactly what the Chair was looking for. Attorney Libardoni stated this was registered land that had already been through the Land Courts and subdivision review process and had been approved for filing with the Planning Board of Lancaster. The Chair called for a motion to approve the Approval Not Required. Member Dickinson so moved, Member Frantz seconded. The Chair asked for any further discussion. None was heard. The Chair asked to Vote:

Vote (4-0) in favor of Approval Not Required

#### **2. Request for release of Cease and Desist – Harbor Classic Homes – 2039 Lunenburg Road**

No need to vote on this because it is a public meeting.

#### **3. Review Violations and Active Orders: None**

### **Discussion**

#### **Correspondence -No new Correspondence**

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**New Business**-No new Business

**Review Upcoming Meetings**

03/27/2023 @ 7PM, hybrid

04/10/2023 @ 7PM, hybrid

04/24/2023 @ 7PM, hybrid

**Adjourn**

The Chair called for a motion to Adjourn. Member Dickinson called and Member Frantz seconded. The Chair then called for a Vote.

Vote: (4-0) to Adjourn the meeting at 9:35

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