



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., May 22, 2023
Hybrid Meeting
Nashaway Meeting Room, Prescott Building

Administrative

1. Attendance Roll Call

Frank Streeter – Chair
George Frantz – Vice-Chair
Kendra Dickinson – Clerk
Regina Brown– Member
Mike Favreau – Member (absent)

Jasmin Farinacci - Staff Member

2. Approve meeting minutes: January 9, 2023, March 27, 2023, April 10, 2023

The Chair asked the Board if anyone had any comments on the Meeting Minutes. Member Frantz replied that the Meeting Minutes looked good. The Chair requested any other comments. Hearing none, the Chair called for a vote to approve the minutes. Member Frantz moved, and Member Dickinson seconded. The Chair then asked for further discussion. Hearing none, the Chair called for a vote.

Vote: (4-0) Approval of meeting minutes: Jan 9th; March 7th; April 10th, 2023

3. Vote to re-organize the Planning Board

Next on the agenda was the re-organization of the Planning Board.

Member Dickinson moved that Frank Streeter would remain on the Board as the Chair. Member Frantz seconded the motion.

Vote: (4-0) for Frank Streeter to remain as Chair of the Planning Board.

Next was the position of Vice-Chair. The primary duty of this office was taking over the Chairs responsibilities if the Chair was absent. The Chair nominated Member Frantz for this position. Member Dickinson seconded the motion. The Chair asked if there was any discussion. Hearing none; the Chair called for a vote.

Vote: (4-0) for the nomination of George Frantz as the Vice-Chair of the Planning Board.



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The Chair then nominated Ms. Dickinson as Clerk of the Planning Board. Member Frantz seconded. The Chair then called for any discussion. Hearing none, the Chair called for a vote:

Vote: (4-0) for Kendra Dickinson to stay as the Clerk of the Planning Board.

Public Hearing

1. 696 Fort Pond Road – Site Plan Review, Special Permit, Stormwater Management Plan

The applicants requested to Continue. The Chair looked for any comments around this request. Hearing none, the Chair requested a motion to Continue. Vice Chair Frantz moved; Member Brown seconded. The Chair called for discussion. Hearing none; the Chair called for a vote:

Vote (4-0) Site Plan Review for 696 Fort Pond Road was moved to June 12th.

2. 65 McGovern Boulevard – Site Plan Review, Special Permit, Stormwater Management Plan

Tom Corbett from Zero Point Solar started the presentation. Mr. Corbett talked of recent issues surrounding the Special Permit. Mr. Corbett referred these issues to Mr. Anderson who will be addressing these issues at the June 12th meeting. Mr. Corbett assured the Board that CDI was looking into those storm-related questions.

The Chair brought up the question of how the applicants were going to handle batteries dying during a snowstorm. Mr. Corbett said he would bring the lack of snow plowing to the attention of the Corporations' Board. There were two other issues submitted to CDI for the Board for review.

Vice-Chair Frantz had a question about where the natural discharge of fire prevention would go. Mr. Corbett said he would bring it to the attention of his Board and get back to our Board with an answer. Mr. Corbett did say that the Research Institute did a large amount of research with no water, some water, and a lot of water. They collated all of this material and should be providing it to the Board shortly.

Member Dickinson asked if the site in Berlin off of Rte. 2 was the same type of storage. Mr. Corbett said yes it was. Mr. Corbett also notified the Board that it would be very easy to get into this site and see exactly what Lancaster would be getting involved with. Elisha Musgraves from CEI introduced herself. She said CEI did the Peer review for both of these sites and would be happy to answer any questions.

Town resident Anne Ogilvie of four Turner Lane had a question; Has the Peer review and the Applicant response taken place at a different meeting? The Chair answered No, as had been stated at the beginning of the presentation they had just got some new items from CEI and were preparing their responses. Ms. Ogilvie had some questions concerning the fire responses and wanted to know if the reports had been updated since



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February. Mr. Corbett said they had been updated in April. Ms. Ogilvie also wanted to know the plan for the Fire Chief and the Fire Departments in as much as their involvement in understanding this new facility and providing written comments. Ms. Ogilvie also wanted to know if there were any state or federal agencies that must approve the battery facility on this property. Mr. Corbett responded that no agencies oversee this type of installation. It is governed by the same building, fire, and electrical codes that a house would be. It has to pass a certain certification. Mr. Corbett did say that his team does provide training for the fire department. Ms. Ogilvie wanted to know if there were any other state or federal permits required to build this facility. Mr. Corbett replied that there were no requirements but the Clean Energy Standard which they follow. The Chair asked if any other members of the public had any other questions. Member Brown voiced her concern about the life cycle of the batteries, specifically was there going to be life cycle checks during the lifespan of the batteries. Mr. Corbett said he had been in contact with a company in New York who took "End of Life" batteries, decomposed them, and used the components to make "Batteries made in America". Member Brown thanked Mr. Corbett and had one more question. Is there going to be an ongoing check of these batteries. Mr. Corbett replied by saying their battery system management system is so robust it can predict when a battery will go and cause a shutdown of the system. These are also quarterly on-hand checks. Mr. Corbett ended the presentation and requested that this plan be continued until June 12th. The Chair asked if there were any other comments from the board or the public. Hearing none the Chair looked for a motion to continue until June 12th. Member Dickinson so moved; Member Frantz seconded. The Chair asked for any discussion on the motion. Hearing none the Chair called for a vote:

Vote: (4-0) to continue the hearing on 65 McGovern Boulevard until June 12th.

3. 267 Brockelman Road – Site Plan Review, Special Permit, Stormwater Management Plan

Mr. Corbett was the representative for Brockelman Road. Mr. Corbett started the presentation by reviewing the Conservation Commissions involvement. There had been one meeting with the Conservation Commission. Another meeting was scheduled for tomorrow night. CEI was conducting a joint review with the Conservation Commission. The issues discussed for Brockelman were very similar to that of McGovern. Mr. Corbett and the Board discussed the general layout of the site and how fire apparatus could gain access. Member Dickinson had concerns about the connections to the poles. The concern was in the fact that this Sites battery system is connected to the same pole as the nearby solar field. Mr. Corbett let the Board know that the connections did not go above those agreed to for the poles in question. Mr. Corbett ended the presentation and requested that this plan be continued until June 12th. The Chair asked for any further discussion by the Board or members of the public. Hearing none the Chair asked for a motion. Member Dickinson so moved, member Frantz seconded. The Chair ask any further discussion on the motion. Hearing none, the Chair called for a vote:



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Vote: (4-0) to Continue the Hearing until June 12th.

Public Meeting

1. Review Violations and Active Orders

No violations or active orders in this time frame.

2. 201 Hilltop

The applicant had pulled their request to access and grind stumps due to a lack of places to put the stumps. The applicant will come back in a few weeks when they have a place. Member Frantz asked if there was ever a fine associated with this plan. No one could remember exactly what happened in the past.

Discussion

40B application for a project for 11 units at 13 Neck Road. This is not a matter for the Planning Board. All 40B applications appear before the Zoning Board of Appeals. It appears before this Board only if the Board has comments. The Chair put it in front of the board, asking if they wanted to make any formal comments on this. Member Frantz thought it was a very attractive building, but there were 11 families living in the structure. These 11 families would create more traffic, more noise, more everything. The Chair thought all of these thoughts were appropriate, but he was trying to parse out what this Board's role would be. Member Brown thought the Planning Board could be a support for the other boards but should not really say much else. Member Dickinson thought that as a board member they should not submit anything, but as a resident she would be. The Chair encouraged all individuals to act accordingly but didn't think the Board should act. The Board was not going to submit any comments at this point.

Correspondence

No other correspondence

New Business

The Chair let the Board know that The Montachusett Regional Planning Commission was requiring that the Planning Board appoint a member to be on the commission. Once a month virtually. Ms. Farinacci already attends so there will be backup. The Chair asked Member Brown if she would be interested. Member Brown would not say no, but she wanted to know what it entailed. Temporarily, the Chair would attend the summer sessions and revisit it in the fall. Member Dickinson so moved; Member Brown seconded. The Chair asked for any further discussion. Hearing none, the Chair called for a vote.

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Vote: (4-0) in favor of the Chair, Frank Streeter, for the Montachusett Regional Planning Commission.

Resident, Anne Ogilvie-4 Turner Lane, wanted to let the Board know that the person who attended the Regional Planning Commission meetings did not have to be on the Planning Board. The Chair let Ms. Ogilvie know that it was in bold letters that it did have to be a member of the Planning Board.

Review Upcoming Meetings

06/12/2023 @ 7PM, hybrid
06/26/2023 @ 7PM, hybrid
07/10/2023 @ 7PM, hybrid
07/24/2023 @ 7PM, hybrid
08/14/2023 @ 7PM, hybrid
09/11/2023 @ 7PM, hybrid

Adjourn

The Chair requested a motion to Adjourn. Member Dickinson so moved; member Frantz seconded. The Chair asked for any further discussion. Hearing none the Chair called for a vote:

Vote: (4-0) to adjourn at 8:15

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