



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., July 10, 2023

AMENDED
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
Kendra Dickinson – Clerk
Regina Brown – Member
Mike Favreau – Member
George Frantz – Vice-Chair (Zoom)

2. Approve meeting minutes: May 22, 2023, June 12, 2023, June 26, 2023

The approval of these minutes is continued until July 26th, 2023.

Public Hearing

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

The Board had received a great deal of documentation from both the 696 GFI Partners from neighbors and concerned residents. The Chair introduced Bill O'Neil from GFI Partners. Mr. O'Neil first introduced the team from GFI Partners: Pete Goodman; Hayley Palazola; Hannah Jadovich; and Jacqueline Martin. Mr. O'Neil then introduced Mark Wallace, the Sound Engineer from Tech Environmental and Scott Thornton, Traffic Engineer from Vanessa Associates.

Mr. O'Neil gave a general outline of the way the presentation would play out and then gave the floor to Hayley Palazola. Ms. Palazola took the floor and handed the presentation over to Ms. Martin. Ms. Martin started her presentation saying that it was put together based on all of the comments from the Board, the Public, the Peer Review, and the Site Walk they took on April 27th. Ms. Martin went over the Project Timeline that was put together by GFI and the modifications made to the site based on the comments. The presentation then went into the Stormwater responses and site plan revisions by Mr. Perry.

Mr. Perry discussed the Stormwater study in detail. The Board had a few questions that were answered by Mr. Perry.

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The presentation went on to discuss the lighting. The poles on the street area were lowered. The parking area the poles stayed at 40 feet.

Mark Wallace, the Sound Engineer from Tech Environmental presented next. They collected over 1 week including 45 receptors. The revised study demonstrated compliance with the Mass DP Noise Policy and also showed that the project would not create a noise nuisance.

Next was the traffic engineer, Scott Thornton from Vanessa Associates. Mr. Thornton reviewed the Traffic study that had been completed. The traffic study had one modification. Truck traffic coming out of the driveway should only turn left to access route 2 from exit 105 Interchange. This would minimize the effect of the project on Fort Pond Road

Ms. Palazola then illustrated the project by putting a 3D video on the screen. The 3D video demonstrated the view of the buildings and the surrounding roadways.

Atty O'Neil took over the presentation to read all the questions/responses that were included in the response letter from GFI Partners. There was a total of 58 questions/comments.

The Chair opened the Hearing to Members of the Board and the Public. Public comment was limited to three minutes. There were a few questions from the board. GFI responded that they would do a "formal" response.

Ralph Gifford, 861 George Hill Rd, spoke next. Mr. Giffard had questions that the Chair requested he put into writing and submit them to Ms. Farinacci.

Kristina Hera, 165 Grant Way, spoke next. Ms. Hera had a few comments that were left for the formal response.

Stanley Star, 34 Squire Shaler Lane. Mr. Star spoke in favor of the project.

Jeanne Rich, 281 Mill Street Extension. Ms. Rich spoke in favor of the project.

Susan Munyon, 96 Grant Way had a question concerning the response time of the management team and some questions about the proposed well. Discussion ensued among those present from GFI and the Board.

The Chair asked if anyone else present in the room would like to be heard.

Robert Cloutier, 20 Evelyn Place, spoke next. Mr. Cloutier had general questions about the Site Plan and where to locate it. He also had some questions about the fence and how it was decided where to end its location.

Town Resident, Greg Klouda – 164 Grant Way, spoke next. Mr. Klouda had a general question about air quality and whether it was addressed. The Chair said that this was outside the jurisdiction of the Board. Mr. Klouda also had a general question on impervious surfaces and pervious pavement. The Chair requested a formal comment on this question. Mr. Klouda's last

question was about the traffic flow and buffering of noise. A formal answer would come from the sound engineer.

The Chair asked if anyone else present would like to make comments. Not hearing any the Chair asked if anyone on-line had any comments.

Kathy Hughes, 80 Fire Rd Eleven. Ms. Hughes wanted to make comments about the phosphorus and the number of parking spaces available.

Cara Sanford- 350 Bull Hill Road - Ms. Sanford had some comments on water quality and the potential for contamination. She also noted that this particular aquifer is particularly subject to contamination of this type,

Lisa Engel, 922 Main Street. Ms. Engel had a response to question 37, addressing noise mitigation. Jasmin would get back to her regarding the specifics.

Ann Ogilvie, 4 Turner Lane. Ms. Ogilvie specifically brought up Beau Brook, which was not included in the map. Ms. Ogilvie wanted a new map clearly delineating all of the wetland resource areas, including Beau Brook. Ms. Palazola said that these plans had been carried out previously. The details were included in the plans.

The Chair asked again if anyone was present in the room would like to make comments.

The Chairman went back to online comments.

Ralph Gifford, 861 George Hill Rd. encouraged the Planning Board to be super diligent, especially with the water recourse.

Kristina Hera, 165 Grant Way, read letters from the Shirley water district.

The Chairman asked again if there were any other comments online.

Michael Weinreich, 222 Grant Way. Mr. Weinreich was generally happy about the project and thankful to all involved for having done such an in-depth job. His only comment was about the lighting. He wanted to make sure that any poles in his direction were only 20 feet high.

Cara Sanford, 350 Bull Hill Road, spoke again about the importance of the language that is used.

The Chairman again asked if there were any other comments. Hearing none he asked for a motion.

Bill O'Neil asked to continue. The chairman asked for a Motion to continue the Hearing until August 7th. Member Dickinson so moved; Member Favreau seconded.

Vote: 5-0 to continue the meeting until August 14th

2 267 Brockelman Road – Site Plan Review, Special Permit, Stormwater Management Plan

Applicant requested a Motion to continue until August 14th. Hearing no discussion, 267 Brockelman continued till August 14th.

Vote: (5-0) to Continue until August 14th.

Public Meeting

Review Violations and Active Orders:

No Violations or Active Orders.

Discussion

201 Hilltop - Continued until August 14th.

Violations or Active Orders

None at this time

Correspondence

None at this time

New Business

The Chair would like to look the updating of Storm Water Tables.

Adjourn

The Chair looked for a motion to adjourn the meeting. Member Dickinson so moved; Vice-Chair seconded.

Vote: (5-0) Meeting is adjourned.