



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, July 11, 2022**  
**Remote Access Via Zoom**  
**AMENDED**

**Administrative**

**1.Meeting was called to order at 7 PM. Roll Call**

**Roy Mirabito – Chair**

**Peter Christoph – Vice Chair**

**Kendra Dickinson – Clerk (absent)**

**Carol Jackson - Member**

**Frank Streeter - Member**

**Public Meeting**

**1. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan**

Jasmin Farinacci let The Board know that Mr. Harrington requested a continuance until the next meeting on July 25<sup>th</sup>. Chair Mirabito asked for a motion to accept Mr. Harrington request for a continuance. Member Jackson moved and it was seconded by Member Streeter. There was a general discussion on whether the 25<sup>th</sup> had too much planned. Ms. Farinacci looked at the record and it was not too full. There was a roll call vote for the continuance.

Vote: (4-0) to continue the approval till the July 25<sup>th</sup>.

**2. Lifting of Old Union Turnpike/ Zero Point Solar Cease and Desist Order**

Haley Ward sent a letter on July 11<sup>th</sup> to the Board dated June 22<sup>nd</sup>, 2022. The letter stated that there were still some issues at the site. The letter was signed by Autumn V. Kellar. Adam Christie responded that they could get the items in the letter taken care of very quickly. He said he had been asking for the letter for the last two weeks and had not received it. He wanted a copy of the letter. Ms. Farinacci told Mr. Christie that they had just received the letter a few hours before closing. Mr. Christie then asked that the Cease-and-Desist Order be revisited at the next meeting in two weeks. The Chair told him that Haley Ward would have to make another walk through of the site. Member Streeter made the motion to continue this until the next meeting, Member Jackson seconded. Roll Call vote:

Vote: (4-0): to continue the lifting of Old Union Turnpike Cease and Desist Order until the July 25<sup>th</sup>, 2022.

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**Discussion**

**1. Solar Battery Storage –**

The Chair recognized Tom Christopher (Chair of the Conservation Commission). Mr. Christopher received a letter from TUVSUD, a company specializing in Solar Battery Storage. Battery storage was brought up as a big deal as a low-cost alternative. He told The Board that our grid was incapable of storing this energy. The batteries are here to stay because of this. The issue becomes one of fire protection. The consensus is that way to put out fires is with water. In most of the town there is no town water. There is no town water at the Capital Site. Rand Whitney does have a private well that would provide adequate water for that site. It was clear to Mr. Christopher that this was going to be an issue. TUVSUD would be happy to review any projects that came before the Planning Board. Mr. Christopher felt that battery storage should become part of the by-law. He did not feel that battery storage inside of the buildings should be part of the by-laws. He felt it was the purview of the Fire Chief. The board could decide where battery storage took place (commercial or residential) with appropriate setbacks.

Mr. Christopher opened the conversation to the board and to the public. The Chair stated that he would be interested in hearing the Fire Chiefs input. Ms. Farinacci stated that the Fire Chief had been in her office this past day. He said that he did not want to give too much feedback until he learned of the specific systems that were being installed. He did say however that he had been trained in this. The important thing was that water was not the way to go since it was a conduit. The general way to go was with chemicals. He could not give The Board with any certainty, recommendations.

Member Christoph asked whether the fumes were toxic. Mr. Christopher could not answer this question 100%. Member Streeter said The Board had to get ahead of this in the Commercial area and revise it annually.

The Chair recognized Valerie Taylor, 117 Bridge Rd. Ms. Taylors question was does a homeowner have to go through the planning board before moving forward with any ground mounted solar systems. The Chair told Ms. Taylor that this was the next item on the agenda. Chair recognized Member Jackson who had major concerns about the safety of Lancaster residents. He also wanted to thank Mr. Christopher for all his hard work. The Chair asked Mr. Christopher where he thought the board should go from here. Mr. Christopher felt that the board would be able to set up requirements for setback, unit spacing, lighting, safety, screening, fencing and fire management. He felt the Planning Board could put something like this together and send it off to TUV for review.

The Chair recognized resident Mr. Rob Zidek, 103 Keleva Rd. Mr. Zidek wanted to thank Mr. Christopher. The Board also thanked Mr. Christopher.

**2. Ground Mounted Solar Bylaw Revision**

The Chair wanted to inform the Board and the public that he wanted Member Streeter to help him update a draft to review by the Board. Member Streeter accepted this and made a motion to that effect. The motion was seconded by Member Jackson. The Chair asked for any discussion and hearing none he took a roll call vote.

Vote: (4-0) to allow the Chair and Member Streeter to revise the draft for the Boards review.

The Chair recognized Member Jackson. Member Jackson tried to get an answer for Town Resident Ms. Taylor re: the ground mounted systems. Ms. Taylor said she would rather wait for revision to be complete.

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**3. Scrivener Error Bylaw corrections and Solar Bylaw slope revision – schedule public hearing**

The Chair felt this hearing did not need to be scheduled prior to the Town Meeting that was going to take place. He wanted to hear the Boards input into this one. The Board agreed.

**4. North Lancaster rezoning – schedule public hearing**

The Chair said the expectation would be to receive a narrative and a concept plan all in one document. This would be consistent with the Town of Lancaster By-Law 220-63. The Chair wanted to schedule this but needed all the documents.

The Chair asked Ms. Farinacci about scheduling the meeting. The 17<sup>th</sup> of August was decided on by the Board. Ms. Farinacci asked the board if just revising the dates on the notice was acceptable to the Board. The Board said yes it was acceptable. Lancaster resident, Rob Zidek, 103 Kaleva Rd, was recognized by the Chair. Mr. Zidek wanted to know if the document in question would be available for town residents. The Chair said that as soon as the board received the document, it would be available on the website for review.

**5. MBTA Community Draft Update**

Jasmin Farinacci said there was no update at this time.

**6. Discuss meeting minutes**

The Board discussed in detail the need to get the minutes completed. They brought up that there was a budget item of \$2500 for transcription services. The Chair was going to bring this up at a scheduled meeting. The Board also talked about the ConCom agent listing.

**7. Review Violations and Active Orders**

201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress)

No new updates.

2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)

No new updates.

**8. Correspondence**

**a. Any correspondence received by meeting time.**

Response from Steve *Kerrington* via an email received by Chair Mirabito. The Chair read the response.

**9. Vouchers**

The Chair asked Ms. Farinacci if she received any vouchers to date. Ms. Farinacci said she had not but is expecting some soon.

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**10. Review Upcoming Meetings**

7/25/2022 @ 7PM, via Zoom

8/08/2022 @ 7PM, via Zoom

8/17/2022 @ 7PM, via Zoom

8/22/2022 @ 7PM, via Zoom

**Adjourn at 8:20 P.M.**

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