



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, August 8, 2022
AMENDED**

Via Zoom

Administrative

1. Attendance Roll Call

Peter Christoff – Chair pro tem

Carol Jackson - Member

Kendra Dickinson - Member

Frank Streeter – Member

Roy Mirabito - Absent

Public Hearing

1. Special Permit, Site Plan Review, Stormwater Management Permit – 580 Fort Pond Road

The applicant requested a continuance until the next meeting because there was not a full Board present. Chair pro tem Christoff requested a motion. Member Jackson made a motion to continue and, Member Dickinson seconded the motion. The Chair pro tem asked for any discussion. A discussion took place in which members of the Board requested that the applicant email the material in question so that the Board could look it over before the next meeting. The Chair pro tem asked for further discussion. Hearing none, The Chair pro tem then called for a vote:

Vote (4-0) in favor of granting a continuance until August 22nd, 2022.

2. Site Plan Review – Barkley Enterprises – 0 Shirley Road

Trevor Fletcher spoke for Barkley Enterprises. Fletcher reviewed the changes they had made. All the storm water calculations were revised. The hours of operation were revised. He went over in detail all of the changes that they had done. He then asked for questions. The Board asked questions about various parts of the plan. Member Jackson thought that the plan should be sent for a peer review. Member Streeter wanted to go on record as saying that the 1000-year number was a little extreme for them to be requiring, but the 100 year was very helpful. The Board had a motion to put the Site Plan under peer review. Thomas Christopher, ConCom Chair, raised his hand to say that he thought that the applicant should file an amendment with ConCom. Fletcher noted this. Member Jackson motioned that this review be continued until August 22nd, 2022. Member Dickinson seconded the motion. Chair pro tem asked for discussion. Hearing none, the Chair pro tem asked for a vote.

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Vote (4-0) in favor of granting a continuance until August 22nd, 2022.

Public Meeting

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

A vote took place

(3-1) Member Dickinson abstained. The vote was to table 201 Hilltop till the end.

2. **Review Violations and Active Orders**

201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress)
Ms. Farinacci reported that there were no new updates on this.

2038 Lunenburg Road (Cease & Desist delivered, resolution in progress).
Ms. Farinacci reported that there were no new updates on this.

Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged).
Ms. Farinacci reported that there were no new updates on this.

Old Business

1. Scrivener Error Bylaw corrections and Solar Bylaw slope revision (hearings expire 10-20-2022)

Ms. Farinacci reported that there was no action on this. It was to go to town meeting.

Discussion

1. Capital Group – Concept Plan

Ms. Farinacci reported that this plan was ready for the hearing in August

2. Solar Battery Storage – Conversation with Tom Christopher

Tom Christopher, Chair of the ConCom, talked about an assortment of items, including explosiveness and flammability of storage. He went on to say we were still ahead of many of the towns who did not have these by-laws yet. There were many thanks put out to Mr. Christopher.



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The Chair pro tem asked for any other discussion. Mr. Christopher thought TUV-SUB, was going to review this by-law. It was being paid for by the Town of Lancaster. Mr. Christopher was going to find out whether TUV-SUB was the actual firm going to do this review.

3. Ground Mounted Solar Bylaw Revision

Chair Mirabito had prepared a written report on this that the Board was to review. Discussion around whether this could wait for the next meeting. The Chair pro tem Christoff read the revision out loud. The Chair pro tem called on Member Streeter. Member Streeter believed there were things that needed to be cut from the letter because of their inaccuracy. The Chair pro tem recognized Member Jackson next. Member Jackson raised the issue "if the Board should be debating." The Chair pro tem said they were not debating; he was just hearing the comments of the Members. Member Dickinson said she appreciated Member Streeters' comments and agreed with him. She also felt a little fact checking had to go on before they moved any further on this. The Chair pro tem asked for any other comments. He asked for a motion to accept the report by the Chair, Roy Mirabito. Member Jackson made a motion to accept this plan, it was seconded by Chair pro tem Christoff. Chair pro tem asked for a discussion. Seeing none, the Chair pro tem called for a vote.

Vote: (3-1) Member Dickinson abstained. The report by Chair Mirabito had been approved.

4. MBTA Community Draft Update

Ms. Farinacci reported that she did not have any updates. It would be delayed until the last hearing in September or the first week in October. This was due to an MBTA guidelines delay.

5. Review of back-up engineering firms

Ms. Farinacci reported that she only had two firms, TUV and Haley & Ward. She shared with the Board the resume an electrical engineer from Haley & Ward. She also shared that he had no experience with solar battery storage. The Board decided to table this item until Chair Mirabito was back. Ms. Farinacci was going to forward the resume to the Board from Haley & Ward.

Correspondence

Ms. Farinacci reported that there had been a correspondence that stated that 201 Hilltop be continued until August 22nd. Chair pro tem asked for a motion to continue the 201 Hilltop until the next meeting. Member Jackson moved. Chair pro tem seconded that motion. Chair pro tem asked if there was any discussion. Member Streeter felt that there was a lot of requests for continuance. Chair pro tem asked for a discussion. Seeing none, the Chair pro tem called for a vote.



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Vote: (3-1) Member Dickinson abstained. 201 Hilltop continued until August 22nd

Vouchers

Ms. Farinacci reported no vouchers for this meeting. She reported that she would have them for the next meeting.

Review Upcoming Meetings

- 8/17/2022 @ 7PM, via Zoom (Enterprise Rezone with the Capital Group)
- 8/22/2022 @ 7PM, via Zoom (Regular Planning Board Meeting)
- 9/12/2022 @ 7PM, via Zoom (Regular Planning Board Meeting)

Adjourn

Chair pro tem Christoff called for a motion to adjourn, Member Jackson made this motion. Member Dickinson seconded this motion. Discussion was called for. Ms. Farinacci stated that the Chair pro tem had done a great job. Member Streeter seconded this. Chair called for a vote.

Vote: (4-0) to adjourn at 8:07 PM