



Town of Lancaster  
Planning Board  
AND  
Zoning Board of Appeals  
Lancaster, Massachusetts 01523

7:00 P.M., August 14, 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 – Planning Board**

Frank St Frank Streeter – Chair  
Kendra Dickinson – Clerk  
Regina Brown– Member  
George Frantz -Vice Chair  
Mike Favreau– Member (came in on second vote)

**2. Approve meeting minutes: July 10, 2023 & July 24, 2023**

Continued until September 11<sup>th</sup>.

**Public Hearing**

**1. 696 Fort Pond Road**

The applicant has asked to be continued until 9-11-23. The Chair asked for a Motion to Continue. Member Dickinson so moved; Member Favreau seconded. The Chair asked for further discussion. Hearing none; the Chair called for a vote.

Vote: (4-0) in favor of continuing the hearing until 9-11-23.

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

The applicant from 696 Fort Pond came up to the podium to make a presentation. For the most part everything was staying intact. Some modifications were made to the storm water design based on CEI's review. A comment letter received from CEI dated August 1<sup>st</sup> was reviewed. All comments had been addressed.

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Tom Corbett from Zero-Point Development came up to the podium next. Mr. Corbett reviewed a letter from ESRG. They would provide updated guidance and training to the fire department on a yearly basis. The Board and Mr. Corbett reviewed the plan in detail with particular reference to the fire access road.

The applicant asked that this hearing be continued until September 11<sup>th</sup>. The Chair requested a Motion. Member Dickinson so moved; Vice Chair Frantz seconded. The Chair asked for any discussion. Hearing none; the Chair called for a vote:

Vote: (5-0) to Continue 65 McGovern until September 11<sup>th</sup>.

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

The applicant came up to the podium to make a presentation. There were some modifications to the Storm Water Management Plan based on CEI's review.

Tom Corbett came up next. Mr. Corbett reviewed all that had been done. He asked for any comments from the Board. The Board had no comments.

The Chair requested a motion to Continue 267 Brockelman. Vice Chair Frantz so moved; Member Dickinson seconded. The Chair asked for any discussion. Hearing none the Chair called for a Vote.

Vote: (5-0) to Continue 267 Brockelman until September 11<sup>th</sup>.

## **Public Meeting**

### **1. 547 Neck Road – ANR**

A drawing of 547 Neck Road was put up on the screen and Ms. Farinacci reviewed it with the Board. The Chair asked for questions/comments. Member Dickinson asked if the ConCom meeting from last week would have anything to do with this. Ms. Farinacci said no because the lot met all of the existing regulations for an ANR. The Chair called for a Motion to approve the 547 subdivision. Member Dickinson so moved; Member Favreau seconded. The Chairman asked if anyone else had any comments. Hearing none the Chairman asked for a vote:

Vote: (5-0) for Approval of the ANR on 547 Neck Road.

### **2. 338 Sterling Road – ANR**

A drawing of 338 Sterling Road was put up on the screen and the Chairman discussed what was being done. The Board discussed the plans. The Chairman then asked if anyone had any further comments on this plan. Hearing none the Chairman called for a motion to approve the ANR. Member Dickinson so Moved; Member Favreau seconded. The Chairman then asked if there were any further comments. Hearing none the Chairman asked for a vote:

Vote: (5-0) in favor of the ANR subdivision on 338 Sterling

### **3. Vote to approve report on ADU Bylaw.**

The Board discussed the ADU (Accessory Dwelling Unit) in detail. The table in the “Amendments to Zoning Bylaw” was brought up. Member Brown had a question of what a “P” meant on the ADU table. The Chair responded that this meant “Permitted by Right”. Previously the ZBA had to approve these. The Chair felt that this really allowed for more “Housing that was affordable”.

The Chair went on to say he wanted to modify the text the Board had approved previously. Striking the second sentence in section G-1. Also striking the sentence in section G-7. The Chair looked for a Motion to make this change. Vice Chair Frantz made the motion; Member Dickinson seconded. The Chair asked for further discussion. Hearing none, the Chair called for a vote.

Vote: (5-0) to make the changes as discussed.

The Board reviewed the remaining clauses in the ADU bylaw. The Chair requested a motion to approve the report. Member Favreau so moved; Vice Chair Frantz seconded. The Chair asked for further discussion. Hearing none, the Chair called for a Vote.

Vote: (5-0) to Approve the Report on ADU Bylaw

### **4. Use Table Revisions**

The Use Table came under discussion. The Board discussed the Use Table in detail. The Chairman then requested a motion to continue this discussion until October 23<sup>rd</sup>. Vice Chair Frantz moved; Member Favreau seconded. The Chair then asked for further discussion.

Jeanne Rich, ZBA Member, looked favorably at the continuance. This would mean the changes in the Use Table would not be on the Special Town Meeting in the Fall but would be moved to the annual Town Meeting. It gives the boards time to work with the new Planning Direction, the new Building Commissioner, and the MRPC. The Uses were discussed again by the Boards.

The Chair called for a vote:

Vote: (5-0) to Continue this until October 23<sup>rd</sup>.

### **5. Review Violations and Active Orders:**

Nothing for this hearing.

### **Correspondence**

Nothing for this hearing

### **Review Upcoming Meetings**

Due to holidays, some Planning Board meetings will not be held

**NO MEETING 8/28/2023**

**09/11/2023 @ 7PM, hybrid**

**NO MEETING 09/25/2023**

**NO MEETING 10/09/2023**

10/23/2023 @ 7PM, hybrid  
11/13/2023@ 7PM, hybrid  
11/27/2023@ 7PM, hybrid  
12/11/2023@ 7PM, hybrid  
**NO MEETING** 12/25/2023

## **Adjourn**

The Chair requested a motion to Adjourn. Member Dickinson so moved and Vice Chair Frantz seconded. The Chair called for any further discussion. Hearing none the Chair called for a vote.

Vote (5-0) to Adjourn the Meeting