



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

**7:00 P.M., September 26, 2022
HYBRID**

**701 Main Street, Prescott Building
Nashaway Room
and**

Remote Access Via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/89852476747>

Meeting ID: 898 5247 6747

Administrative

1. Attendance Roll Call

Frank Streeter, Chair

Phil Lawler, Vice-Chair

Kendra Dickinson, Clerk

Mike Favreau, Member

George Frantz, Member

2. Re-organization of the Board

Chair states that the Board needs to nominate a Chair, Vice-Chair, and a Clerk for officers.

Motion: Member Dickinson nominates Frank Streeter as Chair. Mike Favreau seconded.

The Chair asked if there was any discussion. Member Dickinson had some discussion about her reasoning behind this decision. Chair then nominated Member Lawler as Vice-Chair and Senior Member Dickinson as Clerk. Member Favreau seconded the motion. Chair asked for further discussion. None present.

Vote: (5-0) for the members as nominated.

3. Discuss and Determine Planning Board representative to serve on CPA Committee due to resignation of C. Peter Christoph, for a term to expire on the date of the next annual election in May 2023.

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Chair discussed the status of the committee. The committee had funds to disperse so the nomination was an important one. The chair stated that he was too busy to do it so he asked for a volunteer from the Board. Member Dickinson volunteered.

Motion: Member Lawler nominated Member Dickinson as Chair of the CPA Committee.

Member Favreau seconded the motion. Chair called for a discussion. No discussion. Chair called for a vote.

Vote: (5-0)

Public Hearing

1. Special Permit, Site Plan Review, Stormwater Management Permit – 580 Fort Pond Road (Map 29, Parcel 8). Known to some people as the former Rockport property.

They require a super majority vote. They have to have a brand-new hearing to do this. The Board started by having Brittany Gesner present

Ms. Gesner started by introducing herself. She stated she was a civil engineer with VHB. She was presenting for the applicant, the owner of 580 Fort Pond Rd. Ms. Gessner then started her presentation. The permit had originally been applied for on November 1 of 2021. There was a lot of history that needed to be gone over since it now a new filing. Gessner reviewed the history of the project. Gesner stated that since the Planning Board had gone through several resignations, there was a lack of a quorum. VHB then reduced the scope of the project to the satisfaction of the peer reviewers, the prior planning board, and the Conservation Commission. She then presented two detailed screens of Existing Conditions and Proposed Conditions. She went into the fact that there is currently no Storm Water Management system with 27% Impervious Coverage and compared it to the Special Permit allowing 32% coverage with Stormwater recharge facilities. She went into much detail on this proposal summarizing the parking requirements.

The project is proposing a storm water management system that would release storm water into the aquifer. The applicant wanted to mention that they were taking off of the table the original percentage they had asked for and putting in a This Storm Water Management system. All of the peer reviews that had been called for took place.

The project proposed three recharging stations amounting to 60k feet of cubic storage. They reduced the number of parking spaces to 95 from the original 122 that was in the project. Gesner then passed the presentation off to a traffic engineer of VHB, Vinod Kalikiri. Kalikiri told us that a complete traffic study was conducted back in October of last year. This was then reviewed by the town and many requests came in to re-analyze the traffic conditions. This analysis was done using a worst-case scenario. The study showed that the project would minimally affect the area as far as traffic was concerned.

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This was the end of the formal presentation that VHB engineers had for the Board. Ms. Gesner stated that she would be open to any questions. The Chairman followed up with a Point of Order from the Board that they had a Condition that all truck traffic leaving the site would be turning left. Ms. Gesner stated that the applicant would be happy to accept that Condition.

Chair asks for discussion. Member Frantz questioned the event of a 100-year storm. Would the Storm Water Management System manage the overflow. Gesner said yes. Vice-Chair had a question about the traffic. His question revolved around the time of day of the traffic. Kalikiri answered that the traffic would be spread out over the day. The Chair thanked the engineers for their thorough assessment and went on to say a couple of things about the impermeable cover. It was seen as an improvement since the original % was without a stormwater management system.

The Chair opened the questions to the Public:

Rob Zidek, 103 Kaleva Rd, asked how much new traffic there was going to be and how many parking spaces would be taken. Kalikiri responded by saying it was way below any standards they had.

Kathy Hughes, 80 Fire Road 11, spoke next. Hughes brought up that Fort Pond Road was used by pedestrians and bicyclists who were being ignored by the trucks that were parking along this road. The roads were not wide enough for this type of activity. Hughes wanted to know if this was going to be addressed. Gesner responded that this would be discussed with the applicant and insured that trucks would not be parking on the public right of way.

John Lewis, 19 Evelyn Place, said that traffic at peak hours was backing up on Rte. 2, all the way back to the 109 ramp. Kalikiri responded by saying that the traffic study they did was a thorough and comprehensive one.

Chris Provos, 27 Mountain Laurel Lane, asked about the stormwater numbers. How long do they last, the lifetime of the occupancy? Gesner responded that the storm water management would be in place for the life of the project. The second question was whether the project would affect rush hour traffic coming down rte. 2. Kalikiri responded that the study indicated that there was no impact.

Ann Ogilvie, 4 Turner Lane, asked how often the deep sump basins will be inspected and cleaned. She/He wanted to know the requirements the town put in place to insure this. Gesner responded by saying that this was all laid out in the report. She did not remember the number and was going to get back to the Board. Ogilvie responded by saying that the Mass DEP required that these sites be cleaned 4 time per year for them to maintain their efficiency. The hours of the facility were also questioned. Nick Smith, President of Rand-Whitney Container Corporation LLC, responded to this question saying that the facility runs a two-shift operation, with the first shift being flexible, usually running by about 4-5 a.m. They may be doing a little bit of maintenance during weekends, but generally not too much is done during the weekends. Smith stated that the hours are changing all the time as business conditions change. Ogilvie stated that she really was appreciative of the fact that Gessner said she would talk to the applicants about the traffic on local right of ways. Ogilvie felt it would be great to have something more definitive from the town so that residents could feel

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safe walking and riding bikes. Ogilvie stated that she lastly would like to know what was in the proposal about the cleaning inspections of the deep sump basins.

The Board discussed Ogilvie's questions. They discussed how they could enforce many of the things that had been discussed.

The Chair asked for more comments from the room and from Zoom. No more comments were in the discussion.

The Chair called for a vote. Member Dickenson called for a point of clarification around a few things which were clarified. The Chair then called for a vote.

Vote: (5-0) for the Impervious Cover

Chair then asked for any further discussion on the Storm Water Management Permit Application. There was none. The Chair then called for a vote to approve the above.

Vote: (5-0) for the Storm Water Management Permit Application

Chair goes on to discuss the last item on the permit which is the reduction in parking spaces. It was noted that a left turn needs to be added to the Conditions. Chair moves to approve the finding and record of proceedings specifically the approval of the reduction of parking spaces. Vice-Chair approved and Dickenson seconded. The Chair then asks if there was any further discussion. None was given. The Chair then called for a vote.

Vote: (5-0) for the Record of Proceedings specified the approval of the reduction of parking spaces.

A lot of congratulations occurred between to Board and the applicant's representatives for a thorough and comprehensive job.

2. Site Plan Review – Barley Enterprises – 0 Shirley Road (Map 5, Parcel 54)

A request for Continuance was requested. John Lewis of 19 Evelyn Place commented on the address being 0 Shirley Road when the driveway and mailbox was really on Fort Pond Rd. The Chair thanked him for his comments. The Chair moved to continue the site plan review of Barley Enterprises until October 24th. Member Dickenson moved and the Vice-Chair seconded. The Chair then asked for further discussion. There was none. The Chair then called for a vote.

Vote: (5-0) for a Continuance until the 24th of October for Barley Enterprises – 0 Shirley Road



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Public Meeting

1. 201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress) – The Chair asked for a motion to continue. Member Frantz moved Member Favreau seconded. Chair asked to any discussion on the continuance. Chair brought up that applicant had some work to do with the Con Com. The Chair stated that the sub-surface drainage on this particular site is very complicated. There were no other comments. The chair then called for a vote. Vote: (4-0-1) with one abstention from Member Dickenson.

Comment from Rebecca Irvin, 3014 George Hill Rd. Ms. Irvin wanted to know if there was a limit to continuances. Ms. Farinacci responded by saying that there was no limit as long as the applicant did the request within the 90-day period.

Review Violations and Active Orders: Review and respond as appropriate to any new information received by meeting time and consider assessing fines where applicable for new or ongoing stormwater violations at:

201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress)
2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)

Old Business

1. Scrivener Error Bylaw 220-8.4A/220-8.4 B Public Hearing for Zoning Article
2. Scrivener Error Bylaw 220-8.1 GG Public Hearing for Zoning Article
3. Standalone Energy System By-law Public Hearing for Zoning Article
4. Ground Mounted Solar Photovoltaic Installation Section 220-76 J3 Public Hearing for Zoning Article
5. Enterprise Zone Public Hearing for Zoning Article

All of the above should be held at the October 6th.

Discussion

1. MBTA Community Draft Update.

Ms. Farinacci gave all the details on the MBTA Community Draft. The deadline is no longer December/January because Lancaster is no longer a commuter rail community. The deadline was extended to two to three years. Farinacci said she wanted to get a draft done in November to put it before the town. Member Dickenson asked where the drafts of the Town's response to the new MBTA zoning requirements of the Planning Board section of the Town's website where on the computer. Ms. Farinacci said she would publish the drafts where the general public could find them. The Chair mentioned that The Capital Group Concept Plan should also be available to the general public.

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Correspondence

No new correspondence

New Business

Review Upcoming Meetings

10/6/2022 @ 7PM via hybrid

10/10/2022 – **NO MEETING – COLUMBUS DAY**

10/24/2022 @ 7PM, via Zoom

11/14/2022 @ 7PM, via Zoom

The chair looked for other points of discussion. There were no other comments. The chair then called for a motion to Adjourn. Dickinson moved and Vice-Chair seconded. Chair then called for a vote.

Vote (5-0) to Adjourn at 8:47

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