

Approved: February 12, 2018

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, January 22, 2018

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Tom Christopher, Frank Sullivan and Russ Williston

Also Present: Noreen Piazza, Planning Director

Chair Phil Lawler called the meeting to order at 7:01 PM.

Discussion, Site Review, 415 Center Bridge Road

Present: Dina Rich and Dave Shumway, 431 Center Bridge Road abutters

Board Members Jeanne Rich and Frank Sullivan stepped down and left the table because of potential conflict. Ms. Rich said she would like hours of operation set in place. Ms. Rich and Mr. Shumway discussed the large mound of dirt on the property. Noreen Piazza informed the Board that Mr. Brian Donelle the owner is requesting to table this until the next meeting on February 12, 2018.

Public Hearing, Repetitive Application for a Special Permit-Permitted forms of illumination, Section 220-28; Size, location and illumination exceptions, Section 220-31, Trolley Stop Pizzeria, 18A Prescott Street

Present: Scott Miller, Board of Appeals Chairman

Scott Miller gave an overview of the signs. The original sign was white with red lettering and it didn't cover the illumination. The new proposed sign is a translucent sign with a red background, at 63% opacity. The Board of Appeals voted there is a significant change so a new application could be submitted but needs the Planning Board to concur with the Board of Appeals.

A motion was made by Tom Christopher that the Planning Board concurs with the Board of Appeals that it is a significant change which allows for a new application. Jeanne Rich seconded the motion. No discussion. VOTE: 5-0-0.

Presentation, Nashua River Wild and Scenic River Study

Noreen Piazza informed the Board that Al Futterman from the Nashua River Watershed Association has requested to reschedule until the next Planning Board meeting on February 12, 2018. There is a draft of the Nashua River Wild and Scenic River study on their website and they would like a support letter from the town.

Discussion, Zoning Bylaw Amendments

2018 Proposed Zoning Amendments

The Board discussed the second draft to the following Zoning Bylaw Amendments that the Board is looking to have articles for the May 2018 Annual Town Meeting.

Site Plan Amendment – Lighting (220-36.2 (E) (4)

- Mr. Scott Miller from Haley and Ward was present and discussed changes to the bylaw. The Planning Board was satisfied with the changes.

Solar Bylaw

- The Board went through Tom Christopher's comments and the Board went through the proposed changes. A third draft will be available at the next meeting February 12, 2018.

Stormwater Bylaw

- The Board went through Tom Christopher's comments and the Board went through the proposed changes. Scott Miller of Haley & Ward was present and recommended changes be made to the regulations and not the bylaw. A draft of the regulations will be available for the February 12, 2018 meeting.

Recreational Marijuana Bylaw

The Board was given a first draft copy of the Recreational Marijuana Bylaw by Noreen Piazza. They were asked to review the draft and provide comments for the February 12, 2018 meeting. Noreen Piazza informed the board she will be sending the draft out for review by the town counsel.

General Business

Minutes

The Board reviewed the following information: (1) Planning Board minutes from the January 8, 2018 meeting.

Jeanne Rich made a motion to accept the minutes as written for the January 8, 2018 meeting of the Planning Board. Russ Williston seconded the motion. No discussion. VOTE: 4-0-1 (Frank Sullivan).

Department Comment Form

Noreen Piazza said the Board of Selectmen are looking for comments from the Planning Board concerning an applicant applying for a license to sell Second Hand Motor Vehicles (Class II). The Zoning Bylaw §220-8(D) prohibits the sale of vehicles in a residential zone.

Jeanne Rich made a motion for the Planning Board to comment on the form that the local zoning doesn't allow for retail sales of automobiles in a residential zone. Tom Christopher seconded the motion. No discussion. Vote 5-0-0.

Vouchers

The Board reviewed the following information: (1) Invoice from Haley and Ward Inc. for \$567.72 dated January 11, 2018 for Dunkin Donuts as-built Plan review.

Jeanne Rich made a motion to approve the invoice from Haley and Ward Inc. for \$567.72 for the Dunkin Donuts As-Built Plan Review. Tom Christopher seconded the motion. No discussion. VOTE: 5-0-0.

Adjourn

Tom Christopher made a motion to adjourn. Jeanne Rich seconded the motion. No discussion. VOTE: 5-0-0.

There being no further business, the meeting adjourned at 9:07 PM.

Respectfully submitted,

Debra Dennis
Office Manager