

Approved: February 26, 2018

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, February 12, 2018

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

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: Mr. Brian Donelle, owner

Board Member Jeanne Rich stepped down and left the table because of a potential conflict. Tom Christopher said there was a complaint of a large pile of dirt. Mr. Donelle commented the pile is screened loam that he will take it out by the end of April. He said he doesn't plan on processing it and it isn't a change of use.

Noreen Piazza said they would like to know the hours of operation for tenants. He said the hobby shop tenant is there 8am-5pm, the excavating tenant is there 6am-5pm and he is in and out in the morning, occasionally at 4:30am. The Board asked Mr. Donelle if he would ask his tenants not to work on the weekends. Mr. Donelle said he would ask his tenants.

Jeanne Rich returned to the table at 7:13pm.

Presentation, Nashua River Wild and Scenic River Study

Present: Bill Flynn, Lancaster Representative Wild & Scenic River Study Committee and Al Futterman, Nashua River Watershed Association

Al Futterman gave a presentation of the Wild and Scenic River study being conducted for the "main stem" of the Nashua River in Massachusetts, which runs from the junction of the North Nashua and South Nashua Rivers in South Lancaster, known as the "meeting of the waters", northeast to the Massachusetts-New Hampshire State line. He said this is a three year study authorized and funded through Representative Nikki Tsongas's office to determine whether the proposed river segment is eligible and suitable for Wild & Scenic River designation by the United States Congress based on the quality of its natural resource values and public commitment to protecting them. Wild & Scenic River designation would provide additional protection for the river segment and eligibility for federal funding of restoration and stewardship projects. Mr. Futterman commented there are eleven communities represented on the Study Committee, with one representative from each community located in the study area. The outcome of the study is a River Stewardship Plan that must be approved by 2018 Annual Town Meeting in order for the Wild & Scenic designation process to move forward. Mr. Futterman said he wanted to bring this project to the Planning Boards attention to receive feedback. He said he has

added a comment that the Conservation Commission felt the North Branch of the Nashua should be included in the study area. Tom Christopher stated he thinks the Board should support the plan.

Signature, Covenant-Poras RT Subdivision-off of Hilltop Road

The Board signed the covenant.

Endorsement, Definitive Subdivision Plans, Poras RT Subdivision-off of Hilltop Road

The Board signed the mylars and plans.

Discussion, Zoning Bylaw Amendments

2018 Proposed Zoning Amendments

The Board discussed a 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)

- Noreen Piazza said all changes have been made from the previous meeting. All Board members agreed to the Site Plan Amendment concerning Lighting.

Solar Bylaw – Article 17, Zoning Bylaws

- Noreen Piazza said all the changes that were discussed at the last Board meeting have been included. The Board decided they were all set with the changes made to the Solar Bylaw.

Stormwater Bylaw

- Mr. Scott Miller of Haley and Ward circulated proposed changes to the Lancaster Stormwater Management Regulations in order to require that individual homeowners file for a general stormwater permit if they disturb less than two acres of land. This permit would be a general permit for individual lots, still keeping the current stormwater management permit for multiple lots, such as in a subdivision. This change would require a new general permit and application that he is proposing to draft for the Board.

This new general permit would be general in nature providing conditions for the construction process. Landowners can choose to be covered by the general permit or apply for a stormwater management special permit. To be covered by the general permit, property owners would submit a letter of intent to the Board. The process would be put in place through a change to the Regulations.

The Board concurred with the proposed changes and agreed to contract Haley and Ward to draft the general permit and application.

Jeanne Rich made a motion to hire Haley and Ward to draft the general permit and application. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

Recreational Marijuana Bylaw

Noreen Piazza informed the Board the Recreational Marijuana Bylaw has been sent to counsel and we received comments. The Board members were given them to look over and discuss at the next meeting.

General Business

Minutes

The Board reviewed the following information: (1) Planning Board minutes from the January 23, 2018 meeting.

Jeanne Rich made a motion to accept the minutes as written for the January 22, 2018 meeting of the Planning Board. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Adjourn

Jeanne Rich made a motion to adjourn. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

There being no further business, the meeting adjourned at 9:15 PM.

Respectfully submitted,

Debra Dennis
Office Manager