

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building-Nashaway Meeting Room
Monday, March 26, 2018

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

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda
- Public Hearing Notice – Zoning Amendment Lighting Bylaw
- Public Hearing Notice – Zoning Amendment Solar Bylaw
- Public Hearing Notice – Zoning Amendment Recreational Marijuana Bylaw
- Letter from Haley and Ward Inc. – General Stormwater Management Permit dated March 23, 2018
- Draft Minutes: February 26, 2018

Chairman Lawler called the meeting to order at 7:03 PM.

Public Hearing, Zoning Amendment Lighting Bylaw

At 7:05pm Chairman Lawler read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering amendments to Section 220-36.2 of the Zoning Lighting Bylaw. Noreen Piazza commented the bylaw hasn't changed since the last meeting.

Jeanne Rich motioned to close the public hearing. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Jeanne Rich motioned to have Noreen Piazza write a favorable report to be read at town meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Public Hearing, Zoning Amendment Solar Bylaw

At 7:07pm Chairman Lawler read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering amendments to Article #17(Solar Energy Systems) Section 220-76 (E) (1) and Section 220-76 (J). Noreen Piazza commented the bylaw hasn't changed since the last meeting.

Jeanne Rich motioned to close the public hearing. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Jeanne Rich motioned to have Noreen Piazza write a favorable report to be read at town meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Public Hearing, Zoning Amendment Recreational Marijuana Bylaw

At 7:07pm Chairman Lawler read aloud a Notice of Public Hearing thereby convening a public hearing for the purpose of considering adding a Recreational Marijuana Bylaw to the Code of the Town of Lancaster, MA, and an Article 18 to the Lancaster Zoning Bylaw, as well as an amended Section 220-8.4 (F) AND Section 220-8.4 (G) (Use Regulation Schedule).

Noreen Piazza commented since the last meeting this has been reviewed by Town Counsel with a few small changes. The proposed bylaw would allow marijuana establishments in all zoning districts except for Residential and Neighborhood Business, but would prohibit retail sale of marijuana in every zoning district. This would be a Zoning Bylaw and General Bylaw that would be voted on at Town Meeting.

Mark Finnerty, (1292 Main Street) said he heard the town would get revenues from the state. Noreen Piazza said she hasn't heard that the town could collect any revenues other than sales tax and from a host agreement.

Jeanne Rich motioned to close the public hearing. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

Jeanne Rich motioned to have Noreen Piazza write a favorable report concerning the general and zoning bylaw to be read at town meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Public Hearing, Zoning Amendment Solar Bylaw

At 7:32pm Jeanne Rich motioned to reopen the public hearing. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

Katherine Holden, 322 Goss Lane came forward. She asked questions concerning fees. Jeanne Rich said Section J allows the Planning Board to waive fees.

Tom Christopher motioned to close the public hearing. Jeanne Rich seconded the motion. No discussion. VOTE: 4-0-0.

Jeanne Rich moved to add a sentence in Section J to state the Planning Board can waive fees in Section J through M. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

Discussion, Stormwater Regulations and General Permit-Scott Miller, Haley and Ward

Noreen Piazza commented that at the last Planning Board meeting the Board authorized to hire Haley and Ward to draft an amendment to the Stormwater Regulations.

Scott Miller of Haley and Ward said that if the disturbance is less than two acres then a general permit will be required by the Planning Board and the property owner will submit a letter of intent. The Planning Board will then hold a public hearing and propose conditions. He distributed a draft of the regulations, general permit, letter of intent, application checklist, and sample stormwater calculations. The public hearing will be held on May 21, 2018.

General Business

Minutes

The Board reviewed the following information: (1) Planning Board minutes from the February 26, 2018 meeting.

Jeanne Rich made a motion to accept the minutes as written for the February 26, 2018 meeting of the Planning Board. Tom Christopher seconded the motion. No discussion. VOTE: 3-0-1 (Phil Lawler, abstaining).

Jeanne Rich made a motion to hire Haley and Ward Engineering for the Poras Subdivision construction oversight. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Vouchers

The Board reviewed the following information: (1) Invoice from Kopelman & Paige, P.C. for \$245.00 dated February 22, 2018 for review of questions and emails concerning Marijuana Zoning.

Jeanne Rich made a motion to approve the invoice from Kopelman & Paige, P.C. for \$245.00 for the Marijuana Zoning review questions. Tom Christopher seconded the motion. No discussion. VOTE: 5-0-0.

Correspondence

Chairman Lawler circulated the correspondence folder.

Adjourn

There being no further business, the meeting adjourned at 8: 27PM.

Respectfully submitted,

Debra Dennis
Office Manager