

PLANNING BOARD MEETING MINUTES
VIA ZOOM

April 11, 2022

Present: Russ Williston, Chair, Carol Jackson, Tom Christopher, Roy Mirabito, and Peter Christoph

Staff Present: Jasmin Farinacci, Planning Director

List of Documents:

- Planning Board Agenda for April 11, 2022
- Correspondences from Select Board concerning 40R bylaw and Casey Short concerning Hawthorne Lane
- Minutes of February 28, 2022, and March 28, 2022

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The Chair called the meeting to order at 7:00PM.

Administrative

1. Attendance Roll Call

Attendance Roll Call: Roy Mirabito here, Tom Christopher here, Carol Jackson here, Peter Christoph here, and Russ Williston here.

Chair Williston read a statement concerning an unauthorized public hearing notice pertaining to the zoning bylaw advertisement.

Public Hearing

- 2. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan** (Continued from 1/24/2022, 2/9/2022, 2/28/2022 and 3/28/2022)-The Board received a written continuance from the applicant. **Carol Jackson made a motion to continue until April 25, 2022, and was seconded by Tom Christopher. No discussion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.**

Public Meeting

- 3. Review progress on MBTA Communities requirement.** Upcoming milestones: comments on draft regulations were submitted to DHCD by 3/31, Jasmin Farinacci said she gave a presentation to the Select Board on April 4, 2022 and there are no updates at this time we have until December to complete our draft to submit for the MBTA community. She said she will be drafting some language and a site needs to be found. She discussed DCAMM and Atlantic Union College. She said keep in our minds moving forward. Chair Russ said wait until after town meeting and see what is approved.

4. **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)-Chair Williston said we are working on the Stormwater Permit and will see them at the next meeting.
2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)-Tom Christopher said he inspected it last week after the storm and it looked good.
Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged) Tom Christopher said the Conservation Commission received a complaint. They had some turbidity that came from the solar site. He said we need to monitor that project. Through Conservation Commission we can authorized additional enforcement orders if this is going to continue.
5. **Update on Town Meeting Articles:** Chair Williston said we are all set for the hearing on all the Planning Board articles. Jasmin Farinacci said she received notice from the Town Administrator that the Select Board can open the town warrant and the articles can be added.
 - a. Correction to Use Schedule, possibly scriveners' errors
 - i. 220-8.4 A (use schedule grid merged with the next use)
 - ii. 220-8.1G (Chickens use "asterisk text" has gone missing)
 - b. Stormwater Bylaw Amendment, proposed by Tom Christopher and Roy Mirabito
(Continued from 1/24/2022, 2/9/2022, 2/28/2022 and 3/14/2022)
6. **Discuss and approve a Report for the "Proposed Amendment to Town of Lancaster Zoning Map" zoning article proposed by the Lancaster Select Board**
The board held a public hearing for this North Lancaster rezoning article on 1/18/2022. The chair intends to distribute a draft report to consider at this meeting. (Continued from 1/24/2022, 2/9/2022, 2/28/2022 and 3/14/2022)-Chair Williston said he will draft comments to review at the next meeting.
7. **Correspondence**
 - a. **Any correspondence received by meeting time.** -Chair Williston said the Planning Board has received correspondence from the Select Board that they have submitted the 40R bylaw for a zoning bylaw public hearing. The Board will wait for a response as to how the land issue will be resolved.

Jasmin Farinacci said she received some correspondence to be on the next agenda Casey Short from Hawthorne Lane who wants to discuss the punch list to complete the road.
8. **Vouchers**-None currently.
9. **Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on February 28, 2022 @ 7PM-**Peter Christoph made a motion to approve and was seconded by Tom Christopher. No discussion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston.**
- b. Minutes for Planning Board Meeting on March 28, 2022 @ 7PM **Peter Christoph made a motion to approve and was seconded by Roy Mirabito. No discussion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston.**

10. Review Upcoming Meetings

4/20/2022 @ 7:00 PM, via Zoom-Public Hearings
4/25/2022 @ 7PM, via Zoom-Regular Meeting
5/2/2022, Anticipated Annual Town Meeting
5/9/2022, Town Election Day - No Planning Board Meeting
5/23/2022 @ 7PM, via Zoom-Regular Meeting

Roy Mirabito read a statement concerning powers of Boards and Committees. He discussed the responsibility of a Planning Board to schedule a public hearing and not the Town Administrator. Jasmin Farinacci gave an update as to the ongoing progress with the land issues being resolved concerning North Lancaster LLC.

Adjourn

Roy Mirabito made a motion to adjourn. Carol Jackson seconded the motion. No discussion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.

The meeting was adjourned at 7:32 pm.

Respectfully submitted

Debra Dennis