

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

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

List of Documents:

- Planning Board Agenda: November 26, 2018
- Special Permit Application – Ground Mounted Solar Array 1427 Main Street-Owner Barbara Belisle
- ANR Plan for Lot 1 and 2 Langen Road
- Draft Housing Production Plan

Chair Phil Lawler called the meeting to order at 7:02 PM.

Continued Public Hearing, Ground-mounted Solar, 1427 Main Street

The applicant wasn't present. **Jeanne Rich made a motion to continue the public hearing until the December 10, 2018 meeting. Russ Williston seconded the motion. VOTE: 5-0-0.**

Endorsement of ANR plan Lot 1 and 2 Langen Road

Present: David Stadtherr and Ann Fuller, owners and Mark Wheeler

David Stadtherr said they would like to sell their parent house which has frontage of 450 feet and divide it into two lots.

Jeanne Rich made a motion to approve the ANR plan as drawn by DR Associates. Tom Christopher seconded the motion. VOTE: 5-0-0.

General Business

- **Minutes:** October 22, 2018
Frank Sullivan made a motion to approve the minutes of October 22, 2018. Jeanne Rich seconded the motion. VOTE: 5-0-0.
- **Correspondence:** The Board circulated the correspondence folder.

Draft Housing Production Plan Presentation-Victoria Petracca

Victoria Petracca gave the Board a presentation of the draft Five Year Housing Production Plan. She discussed the comprehensive needs assessment, affordable housing goals and objectives and implementation strategies. She said towns must be over 10% (affordable housing) to fully meet the MGL Chapter 40B requirement for Safe Harbor status. This would mean the town would be safe from unsolicited 40B projects.

Jeanne Rich discussed adding the Maharishi site into the draft housing plan.

Victoria Petracca asked if she could come to the December 10, 2018 to update the Board on how the community responded to the presentations. The Board said they would place it on the agenda.

Adjourn

At 8:45 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 5-0-0.

Respectfully submitted,

Debra Dennis, Office Manager