

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, January 9, 2017

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

Also Present: Noreen Piazza, Town Planner

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Chair Jeanne Rich called the meeting to order at 7:00 PM

**Review, Punch list The Cove at Fort Pond Subdivision**

*Present: Jeanne Rich, Owner*

Ms. Noreen Piazza stated that the developer is not at the meeting tonight due to the fact that he had nothing new to report to the Board regarding the completion of the project. Ms. Piazza stated that the as built plans are not completed and the bounds have not been installed.

Ms. Piazza contacted Whitman and Bingham regarding the as built plans for the road way and the bounds. They informed her that they cannot complete the bounds till spring but all the field work has been completed for the as built plans and should have them by the end of February.

Ms. Piazza stated that the residents of The Cove subdivision have submitted a letter to the Board of Selectman to accept the road as a public way. Ms. Piazza stated that the subdivision was approved with the condition that the road would remain private.

**Continued Public Hearing, Special Permit Lot Shape – 392-396 Hilltop Road**

*Present: Curt Plante, Owner*

Ms. Piazza stated that the hearing was continued from the last meeting due to the lot shape calculations table on the plans as well as not submitted as part of the application.

Ms. Piazza stated that new plans had been submitted from Whitman and Bingham with the lot shape calculations table on the plans as well as the calculations submitted to the Board to show that the lots do not meet lot shape.

Mr. Plante stated that the lot line change is to give the lots a better lot shape over all.

Chair Rich stated that the Board will need new plans with the lot shape calculations on them as well as the lot shape calculators submitted to the Board. Chair Rich made a request to have the plans submitted in color to make the lots lines easier to read.

**At 8:17 PM Mr. Phil Lawler made a motion to close the public hearing to for 392-396 Hilltop Road. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.**

**At 8:18 PM Mr. Phil Lawler made a motion to grant the Special Permit for 392-396 Hilltop Road for lot shape. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.**

**Continued Public Hearing, Definitive Subdivision Plan – Colony Lane**

*Present: Dave Sadowski, Sadowski Engineering and Ricky Piermarini, Owner*

**Continued Public Hearing, Stormwater Management Permit – Colony Lane**

*Present: Dave Sadowski, Sadowski Engineering; Ricky Piermarini, Owner and Scott Miller, Haley and Ward.*

Chair Rich stated that both hearings will be heard at the same time as they were at the last meeting.

Mr. Dave Sadowski stated that there were a number of items from the last meeting that needed to be resolved. Mr. Sadowski stated that he has revised the plans for the properties to meet the requirements that Haley and Ward requested.

Mr. Sadowski that he walked the site with their wetland scientist and they were unable to find wetland that was questioned by Haley and Ward.

Chair Rich asked if the Fire Department and DPW sent any comments on the subdivision.

Ms. Pizza stated that the DPW stated that they felt there was no need for an easement for water access. The Fire Department was fine with the driveway width and fire separation as proposed.

Chair Rich asked Mr. Scott Miller if he had any outstanding items.

Mr. Scott Miller went over the letter sent by Ms. Beth Orgden from his office dated January 6, 2017 stating that all the outstanding items have been addressed.

**At 7:30 PM Mr. Thomas Christopher made a motion to close the hearing for the Definitive Subdivision for Colony Lane. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

**At 7:31 PM Mr. Thomas Christopher made a motion grant the Definitive Subdivision approval with the waivers as requested. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

**At 7:31 PM Mr. Thomas Christopher made a motion to close the hearing for the Stormwater Management Permit for Colony Lane. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

**At 7:32 PM Mr. Thomas Christopher made a motion to issue a Stormwater Management Permit for Colony Lane. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0**

**Discussion, Land Use Plan 14 and 20 Lawson Ave**

*Present: Paul Benoit, Owner*

Ms. Piazza stated that she was contacted by Mr. Paul Benoit owner of both 14 and 20 Lawson Ave regarding possibly demolishing one of the houses to add an addition to the other and merging the lots.

Ms. Piazza suggested that an ANR plan be submitted to the Board to change the lot lines or to do nothing and the lots will automatically combine after 5 years with common ownership.

Chair Rich stated that she feels that if plans for the two lots could change she would suggest doing nothing and letting the lots combine after the 5 years.

#### **Vote, Lot Releases, Windsor Heights**

*Present: Bruce Warlia*

Mr. Bruce Warlia stated that the lots need to be released from the convent.

Ms. Piazza stated that the Windsor Heights Subdivision was an approved 6 lot subdivision that was changed to a 2 lot subdivision with 3 lots being given to the Conservation Commission. The 3 lots being donated to the Commission are Out Lot B, Out Lot C and Lot 3A. Ms. Piazza stated that lots 4A, 5A and 6A have been combined and so have lots 1A and 2A. Ms. Piazza informed that Board that the Board of Selectman have met to accept the land and the Conservation Commission will sign the deeds at their meeting tomorrow night.

Ms. Piazza stated that the lot releases are grouped in to three lots release forms.

**At 7:50 PM Mr. Phil Lawler made a motion to release the three sets of lot releases for Winsor Heights. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.**

#### **Vote, Release Traffic Mitigation Funds**

Ms. Piazza stated that she would like to release funds in the traffic mitigation fund in order to pay for design work for the intersections of Route 70 and Route 117. Ms. Piazza stated that MassDOT is willing to pay for the traffic counts and survey work. Ms. Pizza stated that the RFP for the project has already been sent out.

Ms. Piazza stated that the project needs to get to a 25% design phase in order to get a TIPP from MassDOT. Ms. Piazza stated that the cost for a 25% design is around \$46,000 which is round the amount in the Traffic Mitigation Fund. Ms. Piazza stated that if the town can get the 25% design MassDOT should cover the rest of the project, and the Mitigation fund is the only funding source.

At 8:15 PM Mr. Phil Lawler made a motion to release \$46,000 from the Traffic Mitigation Funds. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

#### **Update, Master Plan**

Ms. Piazza stated that the Master Plan was last updated 10 years ago and it is now time to start thinking about doing an update to the Master Plan. Ms. Piazza stated that she would like to see the update completed in the next 2 years and stated that a subcommittee should be created as it was the last time Plan was drafted as well as forms and surveys.

#### **General Business**

#### **Vouchers**

*The Board reviewed Vouchers from Haley and Ward, Inc. and Hamwey Engineering*

**At 8:29 PM Mr. Phil Lawler made a motion to approve the voucher for \$1,074.32 for Haley and Ward to be paid from the Dunkin Donuts Escrow account for site inspections. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.**

**At 8:30 PM Mr. Phil Lawler made a motion to approve the voucher for \$2,770.00 for Hamwey Engineering to be paid from the Jones Crossing Escrow account for site inspections. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.**

**Minutes for Approval**

Minutes December 12, 2016

*The Board reviewed the following minutes for approval: Minutes from the December 12, 2106 meeting.*

**At 8:31 PM Mr. Phil Lawler made a motion to approve the minutes of December 12, 2016 as written. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-1, Mr. Sullivan abstained.**

**Adjourn**

**There being no further business the meeting adjourned at 8:35 PM**

Respectfully submitted,

Heather Hampson  
Office Manager