

Approved: February 10, 2020

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
103 Hollywood Drive, Mary Rowlandson Middle School Auditorium, Lancaster, MA  
Monday January 13, 2020

Present: Jeanne Rich, Vice Chair, Russ Williston, Clerk, Tom Christopher, Carol Jackson

Absent: Phil Lawler, Chair

Staff Present: Michael Antonellis, Director of Planning and Community Development

List of Documents:

Letter from the Board of Selectmen to Stuart Snyder, PC, dated December 6, 2019  
Letter from KP Law to Stuart L, Snyder, ESQ dated January 2, 2020  
Chapter 61A notification dated December 6, 2019  
Planning Board Agenda for January 13, 2020  
Public Hearing Notice for proposed IPOD Zoning Bylaw change  
Proposed IPOD zoning Bylaw language change; submitted by 702, LLC  
Email from Tim Castner; January 13, 2020  
Letter from Stuart Snyder to Board of Selectmen dated January 13, 2020  
Hours of Operation supplementary material submitted by Kalon Farms  
Medusa Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
River Styx Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Wachusett Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Ground Effect Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Tackle Box Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Lost Shoe Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Seven Saws Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Flying Dreams Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Start Line Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Lookout Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Cold Harbor Brewing Company print-screen from Yelp.com submitted by Kalon Farms  
Kalon Farms Site Plan prepared by Mark Schryver

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**1. Zoning Bylaw Amendment – 702, LLC - Integrated Planning Overlay District Amendment**

Attorney Tom Bovenzi was present to speak on this matter. Attorney Bovenzi gave the board an overview of the proposed changes and specifically noted the new provision which would allow waivers of certain requirements within the bylaw.

Tom Christopher stated that he agrees with the proposed changes.

Russ Williston stated concerns regarding inclusion of waivers and is against the change as proposed.

Carol Jackson stated that she also has concerns regarding providing a waiver requirement and is not in favor of the proposed.

Jeanne Rich provided context and history of the adopted IPOD district.

Michael Antonellis stated that a waiver provision in bylaws such as these are standard.

Attorney Bovenzi paraphrased a portion of the proposed bylaw “In the public interest and not inconsistent with intent of the IPOD bylaw”; and stated that residential component flexibility provides ability to create affordable housing by not requiring 600 plus units as a matter of percentage.

The board opened the hearing to public comments. Present to speak were Andrew Zikis, Greg Jackson, John Quill and Victoria Petracca.

Mr. Jacskon asked a question relative to the waivers.

Ms. Petracca stated a preference to include a provision that would require a portion of housing set aside for affordable housing.

Upon a motion by Russ Williston and seconded by Tom Christopher the board voted 4-0 to continue the hearing to January 27, 2020.

**2. 2038 Lunenburg Road – David King, Harbor Classic Homes - IPOD Special permit;**

Upon a motion by Russ Williston and seconded by Tom Christopher the board voted 4-0 to continue the public hearing to January 27, 2020.

**Public Meeting**

**3. 339 Seven Bridge Road – Kalon Farms – Site Plan**

Mark Schryver was present to represent the applicant as well as Keith Kopley. Mark and Keith presented the board with information regarding the hours of operation and information of 40A exemptions.

Russ Williston asked what level of attendance requires a Police Detail.

Mr. Antonellis went over DPW comments.

Mr. Schryver stated it was not necessary to provide a traffic study.

Mr. Williston asked about the board’s ability to grant waivers pursuant to the site plan bylaws.

Jeanne Rich asked if this was sent out for review.

Mr. Schryver stated that he may be able to obtain traffic information from studies done for the town on nearby intersections.

Ms. Rich had a question about hours.

Mr. Kopley stated that the tap room is rated for 49 people.

Mr. Christopher stated that they may be able to obtain traffic information through MRPC.

The board opened the meeting to public comment.

“Lisa” asked about the inclusion of signs on the property.

Joe D’Eramo asked what gives the applicant the right to use the property as such.

Upon a motion by Tom Christopher and seconded by Russ Williston the board voted 4-0 to continue the meeting to January 27, 2020.

**4. 2038 Lunenburg Road – David King, Harbor Classic Homes - Site Plan**

Continued to January 27, 2020.

**5. Approval Not Required (ANR’s)**

ANR regarding Capital Commerce Center at McGovern Boulevard: It was requested by attorney Bovenzi and granted by the board to allow this item to be continued to the January 27, 2020 meeting.

285 Whites Pond Road and 1 Holiday Lane: Upon a motion by Tom Christopher and seconded by Russ Williston the board voted 4-0 to endorse the plan.

**Other Business**

**6. Correspondence – Mr. Antonellis went through the correspondence folder.**

**7. Discussion on 61A; 0 Sterling Road**

Mr. Antonellis gave an overview of the 61A and stated there was a new submission from the proponent.

The board took comment from the audience. Present to speak were Victoria Petracca and Jason Allison.

Ms. Petracca made a suggestion that the rights to purchase be transferred to a land trust.

Mr. Allison suggested that the Town Forest Committee be approached for input.

Upon a motion by Tom Christopher and Seconded by Russ Williston the board made a motion to take no action or make any recommendation until an official notice is given from the Board of Selectmen regarding the new 61A notice.

**8. Vouchers – no vouchers**

**9. Minutes:**

○ **December 28, 2019**

Upon a motion by Russ Williston and seconded by Tom Christopher the board voted 4-0 to approve the minutes.

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**10. Signing decisions – the board signed decisions**

Adjourn 8:53 PM