

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, January 28, 2019

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

List of Documents:

- Planning Board Agenda: January 28, 2019
- Warrant
- Warrant
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- Shirley Water District Communication
- Chapter 61A notice to the Planning Board – Meadowbrook Orchards
- Email from Mass Housing to Victoria Petracca
- Housing Chapter from Town of Lancaster Master Plan
- Housing Production Plan Regulations
- Housing Production Plan

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

Housing Production Plan

Victoria Marquis-Petracca gave an overview of housing production schedule and went in depth regarding a few properties such as the Memorial School and the DCAMM property.

Tom Christopher discussed a particular property approximately 5 acres off of Shirley Road as a potential site for development.

Victoria Petracca continued to go through the production schedule.

Phil Lawler asked if there was a recommendation to create a housing committee in recognition that those duties would be beyond the Planning Board's duties. Victoria Petracca stated that yes, it does provide a recommendation for the creation of a housing committee and gave an overview of the responsibilities and functions of that committee.

Tom Christopher stated that he would like to approve the plan with a condition that the town appoint a housing committee upon the Housing Production Plan's approval by the state.

Upon a motion by Tom Christopher, and seconded by Russ Williston, the board voted 4-0-0 to recommend approval of the Housing Production Plan with the condition that following the approval of the plan by State, the Town is to appoint an "Affordable Housing Production Committee".

Warrant -

Upon a motion by Jeanne Rich and seconded by Tom Christopher, the board voted 4-0-0 to endorse the warrant of \$145.76 to pay Haley and Ward Inc. for professional services through December 31, 2018 for the SLA site.

Warrant -

Upon a motion by Jeanne Rich and seconded by Tom Christopher, the board voted 4-0-0 to endorse the warrant of \$3,552.44 to pay Haley and Ward Inc. for professional services through December 31, 2018 for the Poras Realty Trust Subdivision.

Warrant -

Upon a motion by Jeanne Rich and seconded by Tom Christopher, the board voted 4-0-0 to endorse the warrant of \$350.32 to pay the Montachusett Regional Planning Commission for Housing Production Plan Mapping.

Correspondence

Shirley Water District –

The Board discussed the need for adoption of particular regulations as described in the letter to support a “Zone II” of the Water Resource District. The board will discuss in more detail at a later meeting to be determined.

Chapter 61A Notice to the Planning Board-

Upon a motion by Jeanne Rich and seconded by Russ Williston, The board voted 4-0-0 to refuse purchase of the property as described in the correspondence from Philbin & O’Neil, LLC.

Adjourn

At 8:34 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 4-0-0.

Respectfully submitted,

Michael Antonellis, Director of Community Development and Planning