

Approved: January 22, 2018

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, January 8, 2018

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

Also Present: Noreen Piazza, Planning Director

\*\*\*\*\*

Chair Phil Lawler called the meeting to order at 7:03 PM.

Noreen Piazza informed the Board that the discussion of the Site Review for 415 Center Bridge Road and the signature and endorsement for the Poras RT Subdivision off of Hilltop Road has been placed on the January 22, 2018 agenda per the applicant's requests.

**Discussion, As-Built Plan, The Cove at Fort Pond Subdivision**

Present: Peter Hertel, Member of The Cove at Fort Pond Homeowner's Association

Mr. Peter Hertel of the The Cove at Fort Pond Homeowner's Association appeared before the Board to discuss their request for the Board to waive the requirement for the as-built plans.

Noreen Piazza stated previously the Board agreed to contact Town Counsel and see if they do have this authority. There is a provision in the Subdivision Rules and Regulations §301-17 Variations that pertains to this. Jeanne Rich said she didn't think this pertained; the Board does not have the authority to waive the requirement for the as-built plans.

There was no further discussion on this matter.

**Tom Christopher made a motion to deny the petition to have the Board waive the requirement of an "as-built" completion. Jeanne Rich seconded the motion. VOTE: 4-0-0.**

**Endorsement, 2017 Open Space and Recreation Plan-Planning Board**

Noreen Piazza stated the Open Space and Recreation Plan is updated every seven years. This plan will be good from 2017 through 2024. The state has given conditional approval of the plan. Tom Christopher commended Noreen Piazza and David Koonce for all the work they did.

**2017-2024 Lancaster Open Space & Recreation Plan Update Highlights**

- Update of the 2009-2017 plan, must be recertified every seven years to be eligible for certain state and federal grants.
- New town-wide survey, public forum in which feedback will be incorporated into the plan.

#### Major Chapter Updates:

- Community Setting-population characteristics, growth and development patterns.
- Environmental Inventory – geology and soils, water resources, vegetation, fisheries and wildlife, environmental challenges
- Inventory of Conservation and Recreation Land – town, state, federal, non-profit; parcel protection
- Analysis of Needs – major improvements since the 2009 plan, more focus on recreation needs, more focus on balance of protected open space with economic development plans
- Goals and Strategies – major updates to the goals and objectives for protection of the Town's water supply, agricultural lands, recreational resources, open spaces and habitat areas
- Seven-Year Action Plan – major update to the implementation plan, many new items added

Noreen Piazza said she is looking for a support letter from the Board that is a requirement to send to the state, to which the Board approved and signed.

#### **Discussion, Zoning Bylaw Amendments**

##### ***2018 Proposed Zoning Amendments***

The Board discussed the first draft to the following Zoning Bylaw Amendments that the Board is looking to have articles for the May 2018 Annual Town Meeting.

##### Site Plan Amendment – Lighting (220-36.2 (E) (4))

Noreen Piazza commented she would like to review with Haley & Ward.

- Change color temperature to a more realistic, sustainable range

##### Solar Bylaw

- Add Planning Board discretion for waiving or modifying certain requirements

##### Stormwater Bylaw

- Modify the requirements to exempt single-family building lots

##### Recreational Marijuana Bylaw

Noreen Piazza informed the Board that a draft copy of the Recreational Marijuana Regulations was signed in December 2017.

- Develop to coincide with the new regulations (available March 15, 2018), both medical and recreational uses will be governed by the new Cannabis Control Commission
- Ban retail
- Town Counsel recommends adopting both a zoning and general bylaw

#### Medical Marijuana Expansion

- Align the medical and recreational uses (see rec marijuana bylaw above)

The second drafts of the proposed bylaw amendments will be prepared for the January 22, 2018 Planning Board meeting.

#### General Business

The Board reviewed the following information: (1) Planning Board minutes from the December 11, 2017 meeting.

**Jeanne Rich made a motion to accept the minutes as written for the December 11, 2017 meeting of the Planning Board. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.**

The Board reviewed the following information: (1) Invoice from Hamwey Engineering Inc. for \$800.00 dated December 30, 2017 for Portuguese Adventist Church.

**Jeanne Rich made a motion to approve the invoice from Hamwey Engineering for \$800.00 for the Portuguese Adventist Church review and site inspection. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.**

Chairman Lawler circulated the correspondence folder.

#### Adjourn

**Tom Christopher made a motion to adjourn. Jeanne Rich seconded the motion. No discussion. VOTE: 4-0-0.**

There being no further business, the meeting adjourned at 8:39 PM.

Respectfully submitted,

Debra Dennis  
Office Manager