

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, May 22, 2017

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

Also Present: Noreen Piazza, Planning Director

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

Discussion, ANR Plan McGovern Boulevard – Parcels 14-4H-1-A, 14-4H-1-B

Present: Thomas Bovenzi, Bovenzi and Donovan and David Laroy, Hannigan Engineering

Mr. Thomas Bovenzi stated that the proposed ANR lots will create the lots that will be used for the well locations for the proposed gas station and Dunkin Donuts. Mr. Bovenzi stated that there was a note on the plans indicating that the lots will not have structures on them that they are non-buildable lots.

At 7:04 PM Mr. Thomas Christopher made a motion to approve the ANR plan as presented. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.

Mr. Bovenzi stated that the Board needs to sign a release for the lots.

At 7:05 PM Mr. Frank Sullivan made a motion to sign the release for the two ANR lots. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.

Discussion, Town Meeting Debrief

Ms. Noreen Piazza stated that at town meeting the Center Village District did not pass, but the other two zoning changes did.

Chair Rich stated that the Board should try again in the fall.

Mr. Russ Williston agreed stating that if a few changes are made to the district it should address the concerns that were stated at town meeting.

Mr. Thomas Christopher stated that some of the people at town meeting were misinformed about the proposed overlay district and before the Board goes back to town meeting with the overlay the Board should hold multiple information sessions regarding the proposed district.

Mr. Phil Lawler agreed that the residents need to be better informed on what the Board is trying to accomplish with the overlay district.

The Board held a brief discussion regarding the zoning of the Community Center and whether or not they are in compliance with zoning.

Chair Rich had a few questions in regards to the town accepting the roads at Eagle Ridge as a public ways.

Mr. Hans Kitjav stated that the warrant article was posted wrong but was corrected on Town Meeting floor during the vote.

Mr. Piazza stated that Town Council agreed to the change on Town Meeting floor as the motion was what was submitted as a citizen petition.

The Board held a brief discussion regarding the sewer lines as the town does not own them or will not oversee the pump house.

Ms. Piazza stated that she will ask Town Council for their opinion on the pump house and sewer lines.

Discussion, Shirley Road Landscaping

Ms. Piazza informed the Board that in their packets for the meeting tonight is an evaluation conducted by Mr. Thomas Christopher regarding the plantings at the Shirley Road Solar project.

Mr. Christopher stated that he went out to evaluate the condition of the landscaping that was planted along edge of the property lines for screening purposes. Mr. Christopher stated that many of the shrubs are not dead but have been eaten by deer. Mr. Christopher stated that there are about 10 abutters to the solar array and suggested splitting the \$10,000 that is left in the escrow account for the array to allow the abutters to plant their own screening.

Chair Rich stated that the Planning Board is not authorized to give the money left in the escrow account to residents.

Mr. Christopher stated that there is enough money to replant any of the landscaping that he has listed in his report and suggested planting shrubs that are less desirable to deer.

Ms. Piazza will work with Mr. Christopher to develop a list of shrubs to be planted on the property and send the list out to different landscapers for quotes.

Discussion, Poras Subdivision Extension Request

Ms. Piazza stated that she had received an email from Mr. Peter Poras requesting an extension for the endorsement of the approved subdivision off of Hilltop Road. The Board has already issued 2 extensions for the project and Mr. Poras is looking for another six month extension for the project.

At 7:53 PM Mr. Phil Lawler made a motion to grant the six month extension for the Poras Subdivision. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

MRPC Appointment

Ms. Piazza stated that the Boards current representative to the Montachusett Regional Planning Committee is Thomas Christopher and she is the alternate.

At 8:03 PM Mr. Frank Sullivan made a motion to have Mr. Thomas Christopher continue to be the Boards representative to the MRPC. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-1, Mr. Thomas Christopher abstained.

General Business

Minutes April 10, 2017

The Board reviewed the minutes from the April 10, 2017 meeting.

At 8:03 PM Mr. Frank Sullivan made a motion to approve the minutes from the April 10, 2017 meeting as amended. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

Vouchers

At 8:04 PM Mr. Thomas Christopher made a motion to approve the voucher for \$449.40 from Haley and Ward to be paid from the Agway Escrow account. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.

At 8:04 PM Mr. Thomas Christopher made a motion to approve the voucher for \$ from KP Law for review of Zoning Bylaw Amendments to be paid from the Planning Board Revolving account. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.

At 8:05 PM Mr. Thomas Christopher made a motion to approve the voucher for \$195.00 from Hamwey Engineering for inspections at Jones Crossing to be paid from the Jones Crossing Escrow account. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

At 8:05 PM Mr. Thomas Christopher made a motion to approve the voucher for \$424.59 from Haley and Ward for inspection at Colony Lane to be paid from the Planning Board Revolving account. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.

At 8:05 PM Mr. Thomas Christopher made a motion to approve the voucher for \$1540.14 from Haley and Ward for inspections at McGovern Boulevard to be paid from the Agway Escrow account. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

Vote, Reorganization of the Board

At 8:08 PM Chair Jeanne Rich made a motion to nominate Mr. Phil Lawler as Chair of the Planning Board till the next local elections in May 2018. Mr. Russ Williston seconded. VOTE: 4-0-1, Mr. Phil Lawler abstained.

At 8:10 PM Mr. Frank Sullivan made a motion to nominate Ms. Jeanne Rich as Vice-Chair of the Planning Board till the next local elections in May 2018 Mr. Thomas Christopher seconded. VOTE: 5-0-0.

At 8:11 Ms. Jeanne Rich made a motion to nominate Mr. Frank Sullivan as Clerk of the Planning Board till the next local elections in May 2018. Mr. Russ Williston seconded. VOTE: 5-0-0.

Adjourn

There being no further business the meeting adjourned at 8:13 PM

Respectfully submitted,

Heather Hampson
Office Manager