

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Town Hall
Monday, November 20, 2017

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

Also Present: Noreen Piazza, Planning Director

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

Continued Review, Site Plan, James Monroe Wire & Cable, 842 Sterling Road

Present: David Fisher, James Monroe Wire & Cable; John Farnsworth, Farnsworth Engineering Associates (FEA); Mike Hodgman, Spectrum Builders; Dennis Ciccone, Ciccone Construction; Scott Miller, Haley and Ward

The site plan review for James Monroe Wire & Cable, 842 Sterling Road, was continued from the November 13, 2017 meeting in order for the Town's review engineer to prepare a response.

Scott Miller of Haley and Ward, Inc. prepared a review letter for the project, as follows:

1. Twelve exterior wall-mounted fixtures and two pole-mounted fixtures are shown. Compliance with the Zoning Bylaw Section 220-36.2 (Lighting) should be demonstrated. Additional detail should be provided on the plans to clarify:
 - a) Manufacturer's data, including lumen output and cut-off angle
 - b) Lamp type
 - c) Projected light trespass onto abutting property
 - d) Color temperature of light (K)
 - e) A plan showing the projected illumination levels

Response from FEA: Typical manufacturer information has been provided. Actual exterior lighting has not been selected at present. The applicant has been advised of Section 220-36.2 (Lighting) requirements and they have been added to the plan. Actual lighting will be down-directed with the intent of no trespass on properties adjacent to the site. It is our understanding that Lancaster's Building and Electrical Inspection staffs will advise and enforce Section 220-36.2 compliance.

2. The waiver request for parking from the 245 spaces required to 26 provided should be supported by a description of the proposed operations to justify a low worker-to-floor area ratio. A set-aside of land area for parking demands should be considered if the building use changes in the future.

Response from FEA: Proposed building use and operations have been described in testimony to the Board on no less than two encounters and with application submissions. They are requesting to reduce the number from 245 spaces to 26 regular and 1 handicap space, as the facility will have no more than

20 employees at one time. If the building use changes in the future, it is our understanding that re-application for occupancy and the changed use is required.

3. The proposed height of the structure should be noted on the plans. The building height shall not exceed 40 feet in the General Industry (GI) zoning district.

Response from FEA: Building plans indicate an exposed structure height of less than 25 feet.

4. The stormwater and sanitary piping notations and call-outs on the plan should be increased to a size and color that is legible on a scale-printed drawing.

Response from FEA: Colors have been updated and text heights increased.

5. The drainage components shown on the stormwater application plans should be updated on the site plan with a new PE seal affixed.

Response from FEA: Revised plans have been re-issued as site plans with new date and partner sealed. Nota-Bene: Previous plans were sealed prominently on the first sheet of prior plan sets.

6. A detail of the oil and grease tank should be shown on the site plan with the proposed PVC pipe baffles in place.

Response from FEA: A detail has been created and included with the plan set.

7. The fire protection capacity of the water distribution system should be evaluated prior to construction approval. This evaluation should include the following components:
 - a) Fire flow demand based upon proposed construction and NFPA standards. It should be noted if the structure will include fire sprinklers and the application code.
 - b) Fire flow capacity to the site through the connection to the distribution system. Capacity should be based upon hydrant flow tests conducted by the applicant.

Response from FEA: Friday consultation with the Lancaster Water Department, Fire Department and Haley and Ward; recovered existing information (attached) and resolved the issue. The fire flows that are available are 1,150 gpm, with only 950 gpm being required.

8. A note should be added to re-vegetate the all-disturbed areas and otherwise protect exposed areas during construction.

Response from FEA: Note has been added.

They are requesting four waivers:

- Parking space size: Reduce the length to 18 feet from 20 feet and increase the width from 9 feet to 10 feet.

- Parking spaces: Reduce the number from 234 spaces to 26 regular and 1 handicap space. The facility will only have no more than 20 employees at one time.
- Requirement for landscaping.
- Requirement for traffic study.

Jeanne Rich made a motion to approve the site plan for James Monroe Wire & Cable with the requested waivers. Frank Sullivan seconded the motion. No discussion. Vote 5-0-0.

Jeanne Rich made a motion to approve the site plan for James Monroe Wire & Cable contingent on the issuance of a Stormwater Management Permit with hearing to be held on November 27, 2017. Russ Williston seconded. No discussion. Vote 5-0-0.

Adjourn

There being no further business the meeting adjourned at 8:07 PM.

Respectfully submitted,

Noreen Piazza
Planning Director