

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, December 12, 2016

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

Absent: Frank Sullivan

\*\*\*\*\*

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

*Chair Rich recused herself from the meeting to present the first agenda item at 7:01 PM*

**Review, ANR Plan 281 and 283 Mill Street Extension – 2 Lots**

*Present: Jeanne Rich, Owner*

Ms. Jeanne Rich stated she and her neighbor purchased an abutting piece of land totaling 4.5 acres. Ms. Rich stated the land will be divided between her and her neighbor to give her neighbor a conforming lot of 2 acres and 225 feet of frontage. Ms. Rich stated that the remaining part of the lot will be added to her existing lot as a non-buildable lot as it will have no frontage.

Mr. Thomas Christopher made a motion to approve the ANR plan as submitted. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-0.

*Chair Rich returned to the meeting at 7:04 PM*

**Public Hearing, Special Permit Lighting Plan 1474 Lunenburg Road**

*Present: Bill Hannigan, Hannigan Engineering and Bethany Ordnung, Haley and Ward Inc.*

**At 7:08 PM Chair Rich read aloud a public hearing notice for an application submitted by McGovern Boulevard Lots, LLC (applicant and owner) 435 Lancaster Road, Leominster, MA, for a Special Permit pursuant to Section 220-36.2(H) Alternative lighting proposal relative to the establishment of a coffee shop with a drive-up window. The proposed site is located at 1424 Lunenburg Road in the Enterprise Zoning District and is identified on the Assessor's Map 14 as Parcel 4.**

Mr. Bill Hannigan stated they project has gone through site plan review but needed a special permit for the light plan.

Chair Rich asked if Haley and Ward received the plans for review.

Mr. Hannigan stated that Haley and Ward reviewed the plans for the lighting and issued a review letter. Mr. Hannigan stated that the lighting plan was developed by Dunkin Donuts and is the same for all their locations. The lighting plan calls for a 4 to 7 range in the drive thru area and a 2 to 3 range in the parking lot. Additional lighting will be added around the drive thru and building which is required by code. There will be only 5 light poles in the parking area and will be 19 feet high.

Mr. Lawler asked if anything on the site has changed since the Board approved the site plan.

Mr. Hannigan stated that the site plan has not changed.

Mr. Christopher asked if any additional lighting would be added to Route 70.

Mr. Hannigan stated that they will not be adding any additional lighting to Route 70.

Ms. Piazza asked if there were only two waivers being requested.

Mr. Hannigan stated that there are only two waivers being requested one for brightness and ratio for maximum to minimum.

Chair Rich asked if the same waivers were asked for when the gas station that was approved last year.

Mr. Hannigan stated that they are.

The Board held a discussion regarding the ratio of light on the property.

Chair Rich asked Ms. Ordnung if she was ok with the lighting plan and the waivers requested.

Ms. Ordnung stated that she as fine with the plans.

**At 7:26 PM Mr. Phil Lawler made a motion to close the public hearing for 1474 Lunenburg Road. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.**

**At 7:27 PM Mr. Phil Lawler made a motion to approve the Special Permit with waivers for the Lighting Plan at 1474 Lunenburg Road with the waivers as requested. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.**

**Public Hearing, Special Permit Ground Mounted Solar – 5 Old Union Turnpike,**

*Present: Lance Durham, Demarse Electric*

**At 7:29 PM Chair Rich read aloud a public hearing notice for an application submitted by Bob Connor (owner), 5 Old Union Turnpike Road, Lancaster, MA 01523 and Demarse Electric, 253D Worcester Road, Charlton, MA 01507 for a Special Permit pursuant to Section 220-76 (Ground-mounted Solar Photovoltaic Installations) relative to the installation of a 12150 watt ground mounted solar array for residential use. The proposed site is at 5 Old Union Turnpike Road in the Residential Zoning District and is identified on the Assessor's Map 10 as Parcel 117.**

Mr. Lance Durham went over the plans for the ground mounted solar located at 5 Old Union Turnpike.

Mr. Durham stated that due to the location of the septic system, pool and shed along with trying to keep the panels as far away from the neighboring property, the proposed location is the best for the property. Mr. Durham stated that the west side of the property does have some screening to keep the panels from view of the neighboring property but the panels will be visible from the road on the east side.

Mr. Durham stated that there will be two sets of panels one 22 feet wide the other 28 feet wide and both will be 10 feet tall.

Chair Rich asked if the plans went out for engineering review.

Ms. Piazza stated that since this was such a minor project that the requirements for site plan review and engineering review were waived.

Mr. Durham went over the installation of the panels including the trenching that will need to be done to install the meter to the existing shed/pool house on the property.

The Board member reviewed the Solar Bylaw.

Mr. Christopher had some questions regarding the setbacks that are required.

Mr. Durham stated that the project meets the required set back from the neighboring structure on the west side of the property.

Mr. Christopher asked if the solar power generated would be used on site or sold back to the grid.

Mr. Durham stated that no energy will be sold back all the energy generated will be for personal use, and stated that the owners have an agreement in place with the electric company.

Ms. Piazza asked to have a copy of that agreement for the files.

Chair Rich stated that along with the Special Permit for the ground mounted panels in a residential area a waiver is needed for not meeting the setbacks on 3 sides of the property. Chair Rich also stated that the application does not list the appropriate bylaw, the hearing was posted correctly but the application needs to be fixed.

Mr. Durham stated that he will have the home owners make the changes on a new application and send it in to the Board.

**At 7:45 PM Mr. Thomas Christopher made a motion to close the public hearing for the special permit for 5 Old Union Turnpike. Mr. Russ Williston seconded. No discussion VOTE: 4-0-0.**

**At 7:47 PM Mr. Phil Lawler made a motion to issue the Special Permit for the Ground Mounted Solar at 5 Old Union Turnpike with the waivers as listed. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.**

**Public Hearing, Special Permit Lot Shape – 392-396 Hilltop Road**

*Present: Curt Plante, Owner*

**At 7:50 PM Chair Rich read aloud a public hearing notice for an application submitted by A petition by Curt Plante, Sandy Ridge Realty Trust (applicant and owner), 9 Chocksett Road, Sterling, MA 01564, for a Special Permit pursuant to Section 220-14 (Lot Shape) for 392 and 396 Hilltop Road. The proposed sites are located on 392 through 396 Hilltop Road in the Residential Zoning District and are identified on the Assessor's Map 32 as Parcels 15, 16H and 16.**

Mr. Curt Plante stated that he received a Special Permit in the past for two ANR lots at 392 and 394 Hilltop Road. Mr. Plante stated that the construction is almost complete of the houses on the 392 and 394 Hilltop Road. Mr. Plante stated that he also owns lot 396 Hilltop Road and would like to give some of the 6 acres on 396 Hilltop to 392 and 394 Hilltop.

Mr. Plante stated that even with the additional land 392 Hilltop will still not meet lot shape.

The Board had some discussion regarding the three properties and the land that would be given to each property.

The Board reviewed the plans as proposed.

Chair Rich stated that the uplands is missing from the plan along with the lot shape calculator.

Mr. Curt Plante requested a continuance of the hearing in order to get revised plans to the Board.

**At 8:07 PM Mr. Thomas Christopher made a motion to continue the public hearing to the next Planning Board meeting on January 9, 2017. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.**

**Public Hearing, Definitive Subdivision Plan – Colony Lane**

*Present: Dave Sadowski, Sadowski Engineering and Ricky Piermarini, Owner*

Chair Rich asked if both hearings for the Definitive Subdivision and Stormwater could be held at the same time.

Mr. Dave Sadowski stated that they would like to have both hearings held at the same time.

**At 8:10 PM Chair Rich read aloud a public hearing notice for an application of Ricky Piermarini (applicant and owner), 384 Brockelman Road, Lancaster, MA, for approval of a Definitive Subdivision Plan, dated November 19, 2016, entitled “Definitive Plan Colony Lane Extension”, being located at Colony Lane in Lancaster, Massachusetts, which land is identified in the Worcester District Registry of Deeds at Book 18314 Page 56, and shown on Lancaster Assessor’s Map 24 as Parcels 22 and 18. The Parcels consist of approximately 10.08 acres. Two (2) new residential lots are proposed.**

**Public Hearing, Stormwater Management Permit – Colony Lane**

*Present: Dave Sadowski, Sadowski Engineering; Ricky Piermarini, Owner and Bethany Ordnung, Haley and Ward.*

**At 8:11 PM Chair Rich read aloud a public hearing notice for an A petition by Rick Piermarini (owner/applicant) for a Stormwater Management Permit pursuant to the Lancaster Stormwater Management Bylaw, relative to a two (2) lot Definitive Subdivision Plan. The site is located in the Residential Zoning District on Colony Lane, Lancaster, MA, and is identified on Assessor’s Map 24 as Parcels 18 and 22.**

Mr. David Sadowski stated that the plan for the property is to create a 300 foot extension off the existing cul de sac at the end of Colony Lane to access two new lots. Mr. Sadowski stated that the lots will be 5 acres each and all uplands and both lots meet lot shape. Mr. Sadowski stated that both lots will have

private water and septic. Mr. Sadowski stated that the project was sent to Haley and Ward for review and there were eight comments regarding the project that he would like to go through with the Board.

Chair Rich asked Ms. Ordnung, from Haley and Ward to go through the review letter regarding the project.

Ms. Ordnung went through her review of the proposed 2 lot subdivision with the Board and Mr. Sadowski, which included the definitive subdivision plan and the Stormwater Management plan.

The Board went through the review list one at a time for all eight items on the list:

- First the wells will be added to the plans.
- Seconded, there is a question regarding the length of the driveway and the width, the Board will contact the Fire Chief for his approval of the proposed width and length of the driveway to ensure no turnouts are needed.
- Third, add soil test logs to the plans.
- Forth, question on connection for water.
- Fifth, question for the fire chief regarding fire protection.
- Sixth, was a question regarding the easement for water through the property as discussed in the primary subdivision approval The Board will contact the Water Department to see if this is something they would be interested in having.
- Seventh, was in regards to the Stormwater Management application and requested that wetlands be added to the plan even though they are 300 feet from any proposed work on site.
- Eighth, Post development calculations need to be added to the plans even though the permit is being requested after the fact.

Mr. Sadowski requested a continuance to the hearing to allow him time to go through the comments and revise the plans as needed.

Mr. Piazza stated that she will contact the Fire Chief regarding the driveway length and if any additional fire protection will be requested for the two new house lots. Ms. Piazza will also contact the Water Department in regards to a possible easement through the property.

**At 9:10 PM Mr. Phil Lawler made a motion to continue both the hearing for the definitive subdivision and the Stormwater Management Permit to the next Planning Board meeting on January 9, 2017. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**Request for Extension, Definitive Subdivision Endorsement – Poras Subdivision**

Ms. Piazza stated that the project received a six month extension back in July and now the owner is request another six month extension. Ms. Piazza stated that they are in the process of selling the project.

**At 9:15 PM Mr. Thomas Christopher made a motion to grant the six month extension for the Definitive Subdivision Endorsement for the Poras Subdivision located on George Hill Road. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.**

**General Business**

**Minutes for Approval**

**Minutes November 28, 2016**

*The Board reviewed the following minutes for approval: Minutes from the November 28, 2016 meeting.*

**At 9:23 PM Mr. Phil Lawler made a motion to approve the minutes of November 28, 2016 as Written. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**Adjourn**

**There being no further business the meeting adjourned at 9:24 PM**

Respectfully submitted,

Heather Hampson  
Office Manager