

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, December 10, 2018

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

List of Documents:

- Planning Board Agenda: December 10, 2018
- Special Permit Application – Ground Mounted Solar Array 1427 Main Street-Owner Barbara Belisle
- Four Vendor Warrants

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

Continued Public Hearing, Ground-mounted Solar, 1427 Main Street

Present: Barbara Belisle, Owner and Josh Marotske, Skyline Solar

Jeanne Rich quoted the requirements for a ground mounted solar array and also the site plan requirements. She said the Board doesn't have a site plan or a waiver list pertaining to this project.

At 7:09p.m. Jeanne Rich made a motion to close the hearing. Russ Williston seconded the motion. No discussion. VOTE: 5-0-0.

At 7:10 p.m. Jeanne Rich made a motion to deny the applicant with no prejudice because of an incomplete application. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

Draft Housing Production Plan-Victoria Petracca

Victoria Petracca said at the last meeting she gave a presentation of the draft housing production plan. There have been four community presentations. There are no new sites added to the plan. One site on Lunenburg Road has been removed. On December 5, 2018 she said she heard from DHCD on the draft of the plan. They had two minor changes to the executive section which referenced the old regulations and they don't want specific employees referenced.

The Board discussed adding the Maharishi site into the draft housing plan. They also discussed waiting until the new Planning Director starts so he can review the Housing Plan document.

Jeanne Rich made a motion to table the approval of the draft Housing Production Plan until the Planning Director starts and gives his comments on it. Tom Christopher seconded the motion. No discussion. VOTE: 5-0-0.

General Business:

- **Vouchers**
 - Jeanne Rich made a motion to pay Haley and Ward \$283.86 for professional services through September 30, 2018 pertaining to FC Stars 2017 Field Expansion review. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.
 - Jeanne Rich made a motion to pay Haley and Ward \$2,085.48 for professional services through September 30, 2018 pertaining to Poras Realty Trust Subdivision. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.
 - Jeanne Rich made a motion to pay Haley and Ward \$1,135.44 for professional services through October 31, 2018 pertaining to Poras Realty Trust Subdivision. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.
 - Jeanne Rich made a motion to pay Haley and Ward \$189.24 for professional services through September 30, 2018 pertaining to SLA Site Plan. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.
- **Correspondence:** The Board circulated the correspondence folder.

Adjourn

At 7:48 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Frank Sullivan seconded the motion. No discussion. VOTE: 5-0-0.

Respectfully submitted,

Debra Dennis, Office Manager