

Approved: February 19, 2020

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Town hall Auditorium, 695 Main Street, Lancaster, MA
Monday December 23, 2019

Present: Phil Lawler, Chair, Jeanne Rich, Vice Chair, Russ Williston, Clerk, Tom Christopher, Carol Jackson

Absent:

Staff Present: Michael Antonellis, Director of Planning and Community Development

List of Documents:

- Planning Board Agenda: December 9, 2019
- McGovern Blvd: Site Plan; provided by Bohler Engineering; date September 24, 2019.
- McGovern Blvd: Special Permit Application with accompanying documents, submitted by Bohler Engineering on behalf of 702, LLC.
- McGovern Blvd: Traffic Impact Assessment; submitted with application package
- McGovern Blvd: Environmental Impact Assessment: Submitted with application package.
- McGovern Blvd: Draft Environmental Impact Report
- Site Plan Application, Kalon Farms
- Site Plan; Kalon Farms; prepared by Mark Schyver, architect.
- 61A response by Attorney Janet Morrison; dated November 15, 2019
- Correspondence folder
- Scope of Work from Barrett Group
- Scope of Work from LDS Group
- Email from Jeanne Rich about Class II licenses
- Emails from Tom Christopher about Class III licenses
- Captial Commerce Center – IPOD Master Plan Project Highlights
- Green International Peer Review memo
- TEC comments to Peer Review memo, dated December 20, 2019 (signed copy dated December 23, 2019)

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

Public Hearing

1. McGovern Boulevard – 702 LLC - IPOD Special Permit

Attorney Tom Bovenzi gave an overview of the project and comments received from the last meeting. Attorney Bovenzi then discussed what has changed since the last meeting, made comments regarding the introduction of a berm between the auto-use and the White's Pond neighborhood. Also he discussed the preferred phasing schedule of the project, which would include the auto use, the distribution center and open space as phase I. He then discussed the impacts regrading tax revenue generation. He discussed the removal of the sewerage disposal system from the Water Resource district. He discussed the parameters of a class II license and recommended a condition to enforce the class II. He mentioned that there are 86 acres of open space to be conveyed to the town.

There was discussion amongst the board to schedule a site visit for Saturday December 28, 2019 at 10am, agenda to be posted and open to the public.

Tom Christopher made comments regarding the auto-use and suggested an added cash benefit to the town regarding the use as well as need for additional fire service.

Russ Williston asked about the ability of the board to waive phasing requirements.

Carol Jackson asked for the Conservation Commission wetland bylaw buffers be noted on the plan.

Green International, Bill Scully and Corinne Tobias, were present to give review of traffic study.

Sam Gregorio, TEC, gave responses to the peer review and asked that the Draft Environmental Impact Report be a part of the record.

The hearing was opened to public comment.

Roy Mirabito read the intent of the IPOD from the Lancaster bylaw into the record and recommended against providing any waivers.

Christine Mirabito spoke about preserving pastoral character.

Moe Ryan questioned the actual real impacts of the proposed and spoke in favor of the project.

Stanley Starr spoke about the fiscal impact to the town and the need for a robust tax base, stated that the Board of Selectmen approved a class II license for the property, stated that the uses were sited appropriately, that the IPOD district was approved in 2009 and spoke of budget concerns in the town without the needed tax base. Mr. Starr spoke in favor of the project.

James Riley spoke about the town's budget and growth concerns. He stated that there are likely no other options than the one presented to the board in this project. Mr. Riley spoke in favor of the project.

Chief Edward Burgwinkel spoke about traffic issues and that previous similar uses in the town presented conflict, however he is satisfied that the proposed use will not present those conflicts.

Frank Street stated concerns about leakage from the auto-use into the ground near the Nashua River.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to continue the hearing to January 27, 2020 at the applicant's request.

Public Meeting

2. 357 Sterling Road – Site Plan Modification – Portuguese Seventh Day Adventist Church

Dan Wolfe of David E Ross, present to represent the application. Mr. Wolfe gave a detailed overview of the application, and what has changed from previous approvals.

Fred Hamwey, peer review consultant, gave an overview of the requested changes to the plan.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to approve the site plan with the amended condition to allow for 91 parking spaces.

3. Approval Not Required (ANR's) - none.

Other Business

4. Correspondence

Mr. Antonellis went through the correspondence folder with the board. Correspondence received from the Board of Selectmen regarding the 61A first right of refusal will be discussed at the January 13, 2020 meeting

5. Inclusionary Zoning Feasibility Study - select consultant

The board did not select a consultant.

6. Massachusetts Downtown Initiative Grant – Economic Analysis

Mr. Antonellis gave the board an overview of the grant and informed the board he would be applying for the grant.

7. Direct Technical Local Assistance update

Mr. Antonellis gave the board an update regarding the DLTA grant it received earlier in the year and provided the newly updated schedule of services.

8. Vouchers

The board endorsed all vouchers.

9. Minutes:

- November 25, 2019 – upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to approve the minutes with noted corrections.

10. Signing decisions

Adjourn 9:29 PM