

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, November 28, 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 7:04 PM

Amendment to Site Plan – F.C. Stars, 70 McGovern Blvd

Present: Bill Hannigan, Hannigan Engineering

Mr. Bill Hannigan stated that the original site plan for the project was approved back in May of this year and the plan included a driveway, parking area and a looped paved area to access the garage, along with the construction of a club house building. Mr. Hannigan stated that the plans went out for pricing and F.C. Stars cannot afford to complete the project as originally approved in the site plan and is looking to have a minor modification to allow of the driveway, parking area, all paving be postponed for up to three years and to allow the dumpster area to be relocated.

Mr. Phil Lawler asked if there was currently enough parking.

Mr. Hannigan stated that there is currently enough parking. Mr. Hannigan went on to state that F. C. Stars is looking to phase all the of the parking and paving for three years, the original site plan approval stated that a binder needed to be in place at the time of occupancy and allowed three years for final paving.

Chair Jeanne Rich asked if the dumpster location would be held off for three years as well.

Mr. Hannigan stated that there is a small dumpster located at the edge of the existing parking area that services the facility currently.

Chair Rich asked if the propane tanks were also being relocated.

Mr. Hannigan stated that the propane tanks are being relocated and will not be moved later they are located outside the area of construction.

Chair Rich stated that the originally proposed building will be constructed as approved in the site plan but the parking and sidewalks will be phased for three years.

Mr. Hannigan stated that is the requested amendment is to postpone the paving for the sidewalks, the 11 parking spaces for three years, and move the dumpster location, and relocate the propane tanks.

Chair Rich asked if the property met the Board parking requirements without the additional 11 spaces.

Mr. Hannigan stated that there is more than enough parking due to the soccer fields.

Chair Rich went over all the items included in the amended site plan request to include postponing paved driveway, creation of 11 parking spaces, concrete sidewalks and dumpster pad and fencing for three years.

Mr. Hannigan stated that they will have final paving completed within three years but the propane tanks and lines will be done as part of the building construction.

At 7:30 PM Mr. Thomas Christopher made a motion modify the site plan as stated on plan C-11-1A, sheet 2 with revision date of November 1, 2016 to allow a minor modification to move the location of the propane tanks, and allow for additional parking sidewalks and dumpster location paving be postpone for three years for amendment date, November 28, 2019. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Discussion, Water Storage Tank, North Lancaster, LLC – McGovern Blvd

Present: Bill Hannigan, Hannigan Engineering and Steve Boucher, Owner

Mr. Hannigan gave the Board some background on the property swap between Dan Warila and Steve Boucher which required Mr. Boucher to provide water to sprinkle his building at 1340 Lunenburg Road, where Nationwide Auto Recycling is located. Mr. Hannigan stated that a 200,000 gallon water storage tank is being constructed along McGovern Boulevard to provide fire protection to Nationwide per Mr. Warila's and Mr. Boucher's agreement along with any potential business in the McGovern Boulevard/Lunenburg Road area. Mr. Hannigan informed the Board that there will be a ten inch water line installed to bring the water to Nationwide.

Mr. Steve Boucher stated that the water line will be installed within the sewer easement long Route 70 to the property line for Nationwide and will be built according to the Town of Lancaster's specifications. Mr. Boucher stated that the plans for the tanks and water line have been approved by the Fire Department, Department of Public Works and the Building Department.

Mr. Christopher asked if there would be a fire hydrate installed along the corner of McGovern Boulevard and Lunenburg Road.

Mr. Boucher informed him that there would be.

Mr. Boucher stated that she asked Ms. Noreen Piazza, Planning Director, about having Mr. Scott Miller from Haley and Ward, Inc. oversee the project and conduct inspections.

Mr. Hannigan stated that once DEP has resolved their concerns with the sewer for the area, further subdivision plans for the area should be able to be designed.

At 8:04 PM Mr. Phil Lawler made a motion to allow a fire suppression system be installed to services Nationwide Auto located at 1340 Lunenburg Road and to have Haley and Ward, Inc. oversee the construction of the system at North Lancaster, LLC expense. Mr. Russ Williston seconded. No discussion VOTE: 4-0-0.

Review, Chapter 61A Right of First Refusal, Runaway Brook Road Parcel A

At 8:09 PM Mr. Phil Lawler made a motion to not exercise the Boards Right of First Refusal for Parcel A on Runaway Brook Road. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

General Business

Minutes for Approval / Vouchers

Vouchers for approval

The Board reviewed the following information vouchers, (1) Kopelman and Paige.

At 8:10PM Mr. Phil Lawler made a motion to approve the voucher for \$717.50 for Kopelman and Paige to be paid from the Planning Board Revolving account draft enforcement letter and correspondence. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

Minutes October 24, 2016

The Board reviewed the following minutes for approval: Minutes from the October 24, 2016 meetings.

Mr. Thomas Christopher had a few minor corrections to the minutes.

At 8:15 PM Mr. Phil Lawler made a motion to approve the minutes of October 24, 2016 as amended. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-1, Chair Jeanne Rich abstained

Adjourn

There being no further business the meeting adjourned at 8:16 PM

Respectfully submitted,

Heather Hampson
Office Manager