

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, October 24, 2016

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

Also Present: Noreen Piazza, Planning Director

Absent: Jeanne Rich, Chair

Vice-Chair Phil Lawler called the meeting to order at 7:02 PM

Continued Review, Site Plan – Nathaniel Thayer Memorial Park

Present: David LaPointe, Beals & Thomas; Scott Miller, Haley and Ward, Inc. and a number of area residents

Continued Public Hearing, Special Permit, Nathaniel Thayer Memorial Park

Present: David LaPointe, Beals & Thomas; Scott Miller, Haley and Ward, Inc. and a number of area residents

Mr. David LaPointe stated that based on comments from the last meeting there have been some revisions to the plans for the proposed park improvements at the Thayer Memorial Park. Mr. LaPointe went on to state that the new plans have also addressed some of the comments by the town's engineer at Haley and Ward. Mr. LaPointe stated the Scott Miller, from Haley and Ward issued a response letter today with comments on the new revised plans.

Mr. LaPointe went over the changes to the plans which include moving the soccer field further from the side property line. Mr. LaPointe stated that the soccer field is still within the required 300 foot side yard setback. Mr. LaPointe stated that plantings have also been added to the plans to allow for more screening between the proposed soccer field and the abutting properties. Other additions to the plans include a walking path with wellness areas.

Mr. LaPointe went over the outstanding items from Haley and Wards letter which included the lighting for the fields, pole height and hours for the lights.

Mr. Scott Miller, Haley and Ward, stated that some on the concern with the lighting includes the spill over to adjacent properties which can be corrected using hoods on the lights.

Mr. LaPointe had some photos of existing lighted fields around the country to show that there is little light that spills over off the field area.

Mr. Thomas Christopher had a few comments in regards to the plantings that would be used for screening. Mr. Christopher stated that he would like to see higher trees and shrubs planted but sees no

other issue with going forward with the approval of the plan as long as all of Mr. Miller's comments are addressed.

Ms. Sarah Spencer, 674 Main Street, stated that the proposed plans are not the same as those that were proposed by the residents in the area and wanted to know how the project would be funded.

Mr. LaPointe stated that the proposed plans for the property include the same items that are on the site currently and are simply relocating them and making improvements to them. There are a few items that area proposed on the property that were requested by the residents in the area, including a dog park playground and walking path.

Several area residents expressed concern with use of the fields and parking issues in the area.

Mr. Lawler went through the permitting process with all those present stating that current traffic concerns should be brought to the police department.

Ms. Piazza stated that the project is before the Planning Board for site plan approval and a special permit for the side yard setback for the soccer field. Ms. Piazza went on to state that the project has received approval from the Conservation Commission.

Mr. LaPointe stated that parking will be added as a part of this plan and will be located further off the street to help resolve the issues with parking along the narrow streets in the area. Mr. LaPointe stated that there will be an additional 90 parking spaces added with the redesign of the current park.

Many residents stated that they still have concerns over parking, lights on the ball fields and overall design of the property.

The Board stated that the hearing should be continued to allow the Recreation Commission time to review the plans for the property and meet with the area residents regarding their concerns with the project.

At 8:20 PM Mr. Thomas Christopher made a motion to continue the site plan review and public hearing for the proposed soccer field at the Thayer Memorial Park to the Planning Board Meeting on December 12, 2016. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

General Business

Minutes for Approval / Vouchers

Vouchers for approval

The Board reviewed the following information vouchers, (1) Hamwey Engineering, Inc.(1) ISS and (1) Kopelman and Paige.

At 8:26 PM Mr. Frank Sullivan made a motion to approve the voucher for \$8040.00 from Hamwey Engineering to be paid from the Jones Crossing Escrow account for site inspections. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

At 8:27 PM Mr. Frank Sullivan made a motion to approve the voucher for \$370.25 from ISS to be paid from the Planning Board account for new Zoning Bylaws books. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

At 8:28PM Mr. Frank Sullivan made a motion to approve the voucher for \$647.50 Kopelman and Paige to be paid from the Planning Board Revolving account for site inspections. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

Minutes September 26, 2016

The Board reviewed the following minutes for approval: Minutes from the September 26, 2016 meetings.

At 8:30 PM Mr. Thomas Christopher made a motion to approve the minutes of September 26, 2016 as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

Adjourn

There being no further business the meeting adjourned at 8:31PM

Respectfully submitted,

Heather Hampson
Office Manager