

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, September 26, 2016

Present: Jeanne Rich, Chair, Frank Sullivan, Phil Lawler, Tom Christopher and Russ Williston

Also Present: Noreen Piazza, Planning Director

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

Review, ANR Plan, Lunenburg Road – 2 Lots

Present: Michael Cichy, Owner

Mr. Michael Cichy stated that owns two lots on Fort Pond Road shown on the plan as lot 1A and lot 2A. Mr. Cichy stated the proposed ANR is for a change in lot line.

Chair Rich stated that the subdivision for the lots was already approved and ANR plan before the Board now is for a lot line change allowing for a swap of land.

Mr. Cichy stated that was correct the ANR is giving two pieces of land one piece along Lunenburg Road and another towards the back of the two properties.

Chair Rich asked what the currant frontage is for Lot 1A.

Mr. Cichy stated that the frontage was 51 feet.

Mr. Thomas Christopher asked if there was a common driveway that serviced both lots.

Mr. Cichy stated that the plans show a driveway easement.

At 7:04 PM Mr. Phil Lawler made a motion to approve the ANR plan for 2 lots on Lunenburg Road as presented. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

Discussion, IPOD Zoning District

Present: David Winstanley, Owner; George Robb, Consultant and a number of area residents

Ms. Piazza stated that Mr. David Winstanley was asked to come back to a meeting to review some of the research he done regarding similar mixed use developments and to report on his market research on the residential and retail need in the area.

Mr. David Winstanley stated that he has brought Mr. George Robb along for the project since he has experience with hotels and mixed use developments.

Mr. George Robb went over his experience with mixed use and high density projects which include Littleton, Groton, and Tewkesbury. Mr. Robb went over the details of those projects which include a 208 unit 40b with a mixture of apartment and single detached homes in Littleton, a reconstruction of a historical Inn and Pub in Groton and a 25 unit per acre 40b mixed use development in Tewksbury.

Chair Rich asked if any there were any issues with the projects.

Mr. Robb stated that with the project in Tewksbury the project was in a Highway zoning district which required that all the buildings have handicap access.

Mr. Winstanley stated that the proposed project in Lancaster is designed to have people stay on the property will all the amenities they need with a small village feel.

Chair Rich stated that the current IPOD zoning does not allow for the density that is proposed and would have to go to town meeting to amend.

Mr. Winstanley stated that he has contacted Mass Development in hopes to get water brought down Old Union Turnpike.

Chair Rich asked where the water would come from.

Mr. Winstanley stated that he has been talking to the Town of Lunenburg to bring water down Old Union Turnpike and is trying to work with Mass Development on a grant to fund the project.

Ms. Piazza stated that she contacted the Town of Northborough since they have a similar project in their town of a high density residential area mixed with retail but the project received a special permit from the Zoning Board.

Mr. Robb stated that Mass Development guidelines are for 20 units per acre.

Mr. Winstanley stated the higher density per acre will allow for more open space.

Chair Rich asked if the project would be done as a 40b.

Mr. Winstanley stated that all the housing units will be market rate.

Mr. Robb stated that the construction will all be phased, with about 54 units per building and completing 15-20 units a month.

Ms. Piazza stated that the rates are higher then expected.

Mr. Winstanley stated that the market research showed a higher demand then expected and there are four other similar projects proposed locally. Mr. Winstanley stated that it is important that they get the zoning changed in order to get water and financing for the development.

Mr. Christopher asked if the sewer would tie into the City of Leominster.

Mr. Winstanley stated that if he could tie in he would like to as it is a faster process but will do a treatment plant on site if needed.

Ms. Piazza stated that once the Board decides on a change to the bylaw for units per acre a traffic study can be done along with public forms. Ms. Piazza stated that a traffic study will need to be done for the project and suggested that Mr. Winstanley speak to the residents in the White Pond area as sight lines in the area of Old Union Turnpike have been a concern.

Mr. Winstanley stated that a traffic analysis will be done after the density has been decided, stated that maybe if there is a need to fix the grading in the road it can be done at the time of this project.

Review, Site Plan – Nathaniel Thayer Memorial Park

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

Chair Rich asked Mr. David LaPointe if he would like to hold the Site Plan Review and the Public Hearing at the same time.

Mr. David LaPointe stated that he wished to hold both items at once.

Chair Jeanne Rich Recused herself from the hearing and Site Plan Review.

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

At 7:37 PM Vice Chair Phil Lawler read the public hearing notice for a petition by Beals & Thomas, Inc. (agent) and Town of Lancaster (owner/applicant) for a Special Permit pursuant to Section 220-11(D) relative to the construction of a soccer field at the Nathaniel Thayer Memorial Park. The proposed site is located at 695 Main Street.

Mr. David LaPointe stated that the Recreation Committee has been working for a number of years with the community to see what it is they would like to see done with the park. Mr. LaPointe stated that the property is a total of 23 acres and was gifted to the town in 1934 to be used by the people of Lancaster for recreational purposes. Mr. LaPointe stated that over the years the property has seen some improvements and currently on the property there is a baseball field, softball field, Basketball and tennis courts and a BMX trail. Mr. LaPointe stated that the plans for the property include upgrading all the existing items along with adding an amphitheater, a dog park, playground, splash pad and soccer field.

Mr. LaPointe stated that he has been before the Conservation Commission for the project and they had sent the plans to Haley and Ward for review. Mr. LaPointe stated that he has comments to address the comments from Haley and Ward but does not have a revised plan at this time.

Mr. Lawler asked if the Stormwater plan had been reviewed.

Mr. LaPointe stated the Haley and Ward did review the Stormwater plans.

Mr. LaPointe went over Haley and Wards review of the project which included both the Stormwater review and Site Plan review.

Mr. LaPointe went over the comments from Haley and Ward that included an emergency access that will be a gravel drive that will be gated and locked along with the design of the parking area.

Mr. Scott Miller, Haley and Ward, stated that he is fine with the gravel road as long as the fire chief approves it.

There were some questions from the abutters regarding fencing along the property line.

Mr. LaPointe stated that the project will be constructed in phases as funds area available. The first phase of the project is to construct the splash pad which will be located to the north of the property.

Ms. Celeste Chaput, 643 Harvard Road, asked if the fields and parking areas would be lighted.

Mr. Frank Sullivan asked if there was a lighting plan for the development.

Mr. LaPointe stated that for the splash pad they are hoping to use the existing parking area and the splash pad with be completely fenced in.

Mr. LaPointe stated that he did not have a lighting plan at this time but will make sure it meets the Planning Boards requirements.

Ms. Susan Smiley, 183 Packard Street, asked what the plan was for traffic and water on the property and what the time line for the project would be.

Mr. LaPointe stated that they have submitted a plan for the over property but will be constructed in phases as money is available. Mr. LaPointe stated that the special permit that is request for the soccer field is due a setback requirement. The proposed soccer field is 20 from the side property line which is the setback requirement for residential building but a soccer field must be 150 feet off the property line.

Ms. Elizabeth Cahill, Recreation Commission, stated that the proposed soccer field will be located in the outfield of the proposed softball field and used more as a multi-purpose field then a soccer field but for plan purposes was labeled as a soccer field.

There was as discussion regarding the proposed soccer field and the purpose and use of it in the proposed plans.

At 8:33 PM Mr. Thomas Christopher made a motion to continue the public hearing for the proposed soccer field at the Thayer Memorial Park to the next Planning Board Meeting. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

At 8:34 PM Mr. Thomas Christopher made a motion to continue the site plan review of the Thayer Memorial park to the next Planning Board meeting. Mr. Frank Sullivan seconded. No discussion VOTE: 4-0-0.

Chair Rich returned to the meeting.

Discussion, Tree Clearing Colony Lane

Present: Jack Sargent, Foresite Engineering and Scott Miller, Haley and Ward, Inc.

Ms. Piazza stated that a call came into the office regarding tree clearing along Colony Lane. Ms. Piazza stated that the Conservation Agent, Mr. David Koonce, went out to the site to verify that no tree cutting had taken place within the wetlands or buffer zones. Ms. Piazza stated that since more than an acre had been cleared a Stormwater permit should have been requested so she invited Mr. Jack Sargent to come into the meeting and explain where the project is as far as filing a definitive subdivision plan.

Mr. Jack Sargent gave the Board a brief history of the property stating that the Planning Board approved a preliminary subdivision plan for 2 building lots at the end of the existing cul-de-sac. Mr. Sargent stated that about 3 to 4 acres have been cleared in preparation of these building lots. The clearing that has been done was about 500 feet from any wetlands and the topography is very flat. Mr. Sargent went on to state that all the stumps were going to be removed when the issue came up of the clearing, so all work has stopped on the property.

Mr. Christopher stated that he went out to the property to take a look at the clearing that had taken place. Mr. Christopher stated that there is a very gradual slope and the property drains very well. Mr. Christopher suggested that silt fence or straw wattles be put in place around the perimeter of the clearing but did not see any evidence of erosion.

Chair Rich asked Mr. Scott Miller if he did the preliminary review.

Mr. Miller stated that he did contact the preliminary review for the subdivision but did not go on site.

Chair Rich asked Mr. Sargent if a definitive subdivision will be filed for the property.

Mr. Sargent stated that they plan on filing a definitive subdivision plan soon and hope to get the application in for the next meeting.

Abutter, William Bowen, 134 Colony Lane, asked what the plan is for the existing cul-de-sac.

Mr. Sargent stated that the plan is to create a common drive off the existing cul-de-sac to service the new lots but if the Planning Board does not approve that plan another cul-de-sac will have to be recreated.

Chair Rich asked if all the logging on the property is complete.

Mr. Sargent stated that it was and that just the stumps are remaining on the property.

Signatures, As-Built Devonshire Way

Mr. Piazza stated that the Board had signed the mylars for Devonshire way a few months ago but they have not been recorded with the registry and the engineer cannot find them.

The Board signed the as-built plans for Devonshire Way that were approved at a previous meeting.

General Business

Minutes for Approval / Vouchers

The Board reviewed the following minutes for approval: Minutes from the August 22, 2106 meetings.

Minutes August 22, 2016

At 9:04 PM Mr. Phil Lawler made a motion to approve the minutes of August 22, 2016 as written. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-1, Mr. Thomas Christopher abstained.

Vouchers for approval

The Board reviewed the following information vouchers, (3) Haley and Ward Inc., and (1)Hamwey Engineering, Inc.

At 9:05 PM Mr. Thomas Christopher made a motion to approve the voucher for \$542.97 from Haley and Ward, Inc. to be paid from the Planning Board Revolving account for plan review of the proposed coffee shop on Lunenburg Road. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

At 9:05 PM Mr. Thomas Christopher made a motion to approve the voucher for \$361.98 from Haley and Ward, Inc. to be paid from the FC Stars Escrow account for Plan review of the FC Stars property. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

At 9:06 PM Mr. Thomas Christopher made a motion to approve the voucher for \$ 6970.00 from Hamwey Engineering to be paid from the Jones Crossing Escrow account for site inspections. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

At 9:06 PM Mr. Thomas Christopher made a motion to approve the voucher for \$3393.36 from Haley and Ward, Inc. to be paid from the Wing Escrow account for subdivision review. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

At 9:06 PM Mr. Thomas Christopher made a motion to approve the voucher for 1776.04 from Haley and Ward, Inc. to be paid from the Planning Board Revolving account for site plan review of a proposed coffee shop on Lunenburg Road. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

Update, Cove Subdivision

Ms. Piazza stated that she has spoken to Mr. Bob Hakala regarding the outstanding items for the subdivision and he has agreed to complete all the items except for the tree plantings since the Planning Board did not required as part of the subdivision approval.

Vote, Planning Board Re-organization

At 9:14 PM Mr. Frank Sullivan made a motion to keep the Planning Board Chair as Ms. Jeanne Rich, Vice Chair as Mr. Phil Lawler and Clerk as Mr. Frank Sullivan as it was the previous year. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.

Adjourn

There being no further business the meeting adjourned at 9:16PM

Respectfully submitted,

Heather Hampson
Office Manager