

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, August 22, 2016

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

Absent: Tom Christopher

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:05 PM

Stormwater Certificate of Completion, Devonshire Estates Subdivision

Ms. Noreen Piazza stated that there is a letter in the Board member's packets from Haley and Ward, Inc. MS. Noreen Piazza stated the Stormwater Permit was for the culvert under the shared driveway for lots one and two.

At 7:05 PM Mr. Frank Sullivan made a motion to accept Haley and Ward, Inc.'s letter dated August 19, 2016 and issue a Stormwater Certificate of Completion for Devonshire Estates. Mr. Phil Lawler seconded. No discussion. VOTE: 3-0-1. Mr. Russ Williston abstained.

Discussion, Road Acceptance Devonshire Way

Present: Blaine Alvarez-Backus. Devonshire Estate Homeowner's Association

Ms. Piazza stated that a letter was sent from the Devonshire Homeowners Association to the Board of Selectman requesting the Road be accepted by the town. The Board of Selectman have asked the Planning Board for a recommendation on the acceptance of the road. Ms. Piazza informed the Board that they have already signed off on the as built plans of the road.

Mr. Blaine Alvarez-Backus stated that he would like to see the road acceptance on the next town meeting warrant. Mr. Alvarez-Backus stated that the Planning Board intention for the road was to be accepted by the town.

Chair Rich asked if there are any basins associated with the road acceptance.

Ms. Piazza stated that there are detention basins on site.

Mr. Alvarez-Backus stated that there are no pumps to maintain and the basins have stone riprap along the sides. Mr. Alvarez-Backus went on to state that there is no sidewalks along the street and there is a gravel parking area for the open space.

Ms. Piazza stated that the request for the road acceptance was sent to the DPW for their opinion. Ms. Piazza stated that she has not received a letter at this time.

At 7:18 PM Mr. Phil Lawler made a motion to issue a letter of support to the Board of Selectman for road acceptance of Devonshire Way. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

Signatures

The Board signed the Amendment to the Definitive Subdivision Approval for Winsor Height that was approved at the last meeting.

Discussion, White Oak Subdivision

Present: Thomas Bovenzi and Steve Boucher, owner

Ms. Piazza stated that she had asked Mr. Thomas Bovenzi and Mr. Steve Boucher to come and speak to the Board regarding some changes to the subdivision. Ms. Piazza stated that this is not a hearing to approve any changes just a discussion.

Mr. Thomas Bovenzi stated that an approved 8 lot subdivision is located near white pond abutting Grove Farm in Leominster. Mr. Bovenzi stated that site will have water and fire protection from the City of Leominster, the original plan proposed wells and a fire cistern. Mr. Bovenzi went on to state that there are no proposed changes in the road way and some of the road is already constructed.

Mr. Bovenzi asked if the Board would like a full review of the subdivision with the proposed changes or a modification to the original approval.

Chair Rich asked if there was a mutual agreement for the water in place.

Ms. Piazza stated that she has not seen an agreement of the water only for fire protection.

Mr. Bovenzi stated that he has the agreement for the fire and will get an agreement for the water.

Ms. Piazza asked when the inspections would resume with the roadway construction.

Mr. Bovenzi stated that the binder coat is in place and they will be filing a modification by the end of October.

Discussion, McGovern Blvd Phasing

Present: Thomas Bovenzi and Steve Boucher

Mr. Bovenzi stated that the development of McGovern Boulevard was approved to be completed in two phases. Mr. Bovenzi stated that the first phase is almost complete, the road way had binder coat in place with the right of way expanded to four lanes.

Mr. Bovenzi stated that they are in the process of getting a public water supply permit from DEP for the property. The next phase of the development will include a 10" pipe that will allow for water for the development and sprinklers for all buildings. There will be a 150,000 gallon water tank on site for fire and water for the property as well.

Chair Rich asked if the public water supply would tie into the FC stars property.

Mr. Bovenzi stated that the new wells proposed will change the need for the well at the FC Stars property and the proposed wells will supply water for all the proposed uses on the property.

Mr. Lawler asked where the water for the property will come from.

Mr. Bovenzi stated that there will be wells that will feed the water tank; those wells are either existing or proposed.

Ms. Piazza asked how many wells will be located on the property.

Mr. Boucher stated that there is one existing well and three new wells.

Ms. Piazza asked what work still needs completing that was included in Phase 1.

Mr. Bovenzi stated that drainage work and utilities need to be completed on the property.

Chair Rich asked that before Phase 2 begins will Phase 1 be completed besides final paving.

Mr. Bovenzi stated that they will finish Phase 1 before starting on Phase 2

Ms. Piazza asked when work on Phase 2 will begin.

Mr. Boucher stated that they plan on starting in the fall.

Mr. Bovenzi stated that work will start before the subdivision for phase 2. Mr. Bovenzi stated that they would start construction on the approved Dunkin Doughnuts and approved gas station which will use the existing approved well. The piping and water tank will be the next to be constructed.

Discussion, The Cove Subdivision

Chair Rich stated that she had been speaking with Mr. Piazza regarding the uncompleted road work at The Cove Subdivision looking for a suggestion to get the work completed since there is no bond that the town is holding.

Chair Rich stated that she feels that a letter from Town Counsel with a completion date for the uncompleted work. Chair Rich stated that the Subdivision Regulations stated that the town must hold money to complete a subdivision and council will be able to draft a letter stating just that.

Ms. Piazza stated that bond money was held at one point for the subdivision but it was not held by the town and at some point the developer took the money back without the Board signing off on the project.

At 7:53 PM Mr. Frank Sullivan made a motion to send a letter to Mr. Bob Hakala drafted by town counsel requesting that the paving is completed by October. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

Discussion, IPOD Zoning District

Ms. Piazza stated at the last meeting Mr. David Winstanley presented a plan for the Lancaster Tech park for a mixed use development. Ms. Piazza stated that the proposed development will exceed the density that is allowed in the IPOD Zoning District and the Planning Board asked for council's opinion of whether or not the Board can allow for a variance to the limit. Ms. Piazza stated that she did receive a response from council regarding development and the bylaw does not allow the Planning Board to waive the limit. Ms. Piazza stated that the Board of Appeals could grant a variance to the limit of 20 units per acre.

Ms. Piazza stated that the Board would be better to look at the bylaw and change the units per acre limit.

Chair Rich asked Ms. Piazza to look into other towns for a limit of units per acre in IPOD Zoning areas and look to possibly bring a change to the Spring Town meeting.

General Business

Ms. Piazza went over the agenda for the next meeting with the Board.

Minutes for Approval

The Board reviewed the following minutes for approval: Minutes from the July 25, 2016 and August 8, 2106 meetings.

Minutes July 25, 2016

At 8:05 PM Mr. Phil Lawler made a motion to approve the minutes of July 25, 2016 as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-1, Mr. Russ Williston abstained.

Minutes August 8, 2016

At 8:07 PM Mr. Phil Lawler made a motion to approve the minutes of August 8, 2016 as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-1, Mr. Russ Williston abstained.

Adjourn

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

Respectfully submitted,

Heather Hampson
Office Manager