

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, August 8, 2016

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

Absent: Tom Christopher

Also Present: Noreen Piazza, Planning Director

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

**Signatures**

The Board signed the Special Permit and Definitive Subdivision Approval for 55-59 Brockelman Road that was approved at the last meeting.

The Board signed the Special Permit and the Stormwater Management Permit for 1474 Lunenburg Road that was approved at the last meeting.

**Public Hearing, Amendment to Winsor Height Subdivision, Bruce Warila**

*Present: Steve Mullaney, Mullaney Engineering, Inc. and Bruce Warila, Owner*

**At 7:10 PM Chair Rich read aloud a public hearing notice for an application submitted by NLJW, LLC (applicant and owner) 115 Winsor Road, Lancaster, MA, for approval of an amendment to the February 25, 2013 Certificate of Approval of a Definitive Subdivision Plan, dated September 13, 2012, entitled "Winsor Heights II", being located at 0 & 115 Winsor Road in Lancaster, Massachusetts, which land is identified in the Worcester District Registry of Deeds at Book 29880, Page 29, and shown on Lancaster Assessors' Map 37 as Parcels 32, 32B to 32F, 32H, and 32I. The Parcels consist of approximately 15.23 acres. Each of two groups of three contiguous building lots is proposed to be considered as a single building lot without further roadway construction.**

Mr. Steve Mullaney stated that the approved subdivision is for 6 building lots. Mr. Mullaney stated that Mr. Warila would like to combine the 3 lots on each side of the road to create only 2 building lots on opposite sides of the street with no other road construction.

Mr. Warila stated that he had contacted the fire chief in regards to access to the properties and he stated that since they already access the area for the water tank he has no concern with the current roadway.

Mr. Mullaney stated that the proposed plan will allow for additional open space to be donated to the town, along with the land that has already been given to the Conservation Commission.

Ms. Noreen Piazza stated that the proposed additional gift of land would be a great asset to town as the Historical Commission is working on creating additional parking access in the area of Winsor Heights to access the rock.

Chair Rich asked what lots on the plan would be included as a gift to the town.

Mr. Mullaney stated that lots 3A and 4A would be gifted to the town, and the remaining lots 3B and 3C would be combined and lots 4B and 4C would be combined leaving the rest as open space.

**At 7:16 PM Mr. Phil Lawler made a motion to close the public hearing for Winsor Height Subdivision. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**At 7:17 PM Mr. Frank Sullivan made a motion to approve the proposed amendment to the Definitive Subdivision. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**Discussion, Lancaster Tech Park, Old Union Turnpike**

*Present: Matthew Smith, Bohler Engineering; Mr. David Winstanley and Bruce Gurall, Lancaster Tech Park*

Mr. Matthew Smith stated that he was hired to look at the 102 acre property and has developed a mixed use development plan that they are presenting to the Board to get some feedback on. Mr. Smith stated that the plan for the site still needs water and sewer but the overall plan would be for retail, hotel, residential rental units and an assisted living facility. The hotel will be small around 100 rooms, the residential section will be about 355 units, and the assisted living would be around 120 rooms. Mr. Smith stated that the construction on the property would be completed in phases, most likely the hotel first then retail then moving into the residential development with the assisted living to be completed last. Mr. Smith stated that the entrance to the development will be moved to directly across from Route 2.

Chair Rich asked how many stories the residential buildings will be.

Mr. Smith stated that the residential buildings will be 3 or 4 stories with parking below the units.

Ms. Piazza asked if there is any idea what the tax revenue would be from the project.

Mr. David Winstanley stated that he was not sure of that revenue at this time of a rough estimate of the building construction would be 126 million which would be around 2.5 million based on construction costs. Mr. Winstanley went on to state that the whole project depends on water and sewer being available.

Ms. Piazza stated that the town is still in negotiations with the Town of Lunenburg for water near the Keating property to service North Lancaster along with a possible grant from the state.

Mr. Winstanley stated that the project will need a traffic study done and a MEPA filing as well.

Chair Rich asked if the Board could approve a project that exceeds the building limit in the IPOD zoning district.

Ms. Piazza stated that she will have to ask Town Council if that can be done.

Mr. Christopher asked if the open space labeled on the plan would remain open space or if it would be developed.

Mr. Winstanley stated that he is unsure at the moment what will happen with that area of the property at this time.

Mr. Christopher asked what type of buffer would there be for the White Pond area.

Mr. Bruce Gurall stated that there will be a 200 foot buffer along the property lines.

Chair Rich opened the meeting to the public for questions.

Ms. Jennifer Leone, 1 Holiday Lane, asked if there would be any access to White Pond from the development.

Mr. Smith stated that there is an emergency access road from White Pond but it will be gated.

Mr. Leone asked if a traffic light would be installed at the entrance of the development, siting concerns with traffic on Old Union Turnpike.

Mr. Smith stated that a traffic study will need to be completed for the project to see what if anything will be required for traffic lights and site lines for the development.

Ms. Piazza asked if they could go over the phasing details for the project.

Mr. Winstanley stated that the phasing would most likely be the hotel first then retail and then move onto the residential section. Mr. Winstanley stated that more studies need to be done on the need for residential in the area to know for sure. Mr. Winstanley stated that the total build out would be about 5 years.

Ms. Piazza asked if water and sewer where not an issue when would construction possible start for the project.

Mr. Winstanley stated that construction could start in 2018.

Ms. Piazza stated that she will contact council regarding the question on exceeding the IPOD building limits and get back to the Board.

#### **Discussion, Update new Planning Board Member**

*Present: Mark Grasso, Board of Selectman*

Mr. Mark Grasso stated that the Board of Selectman will meet next Monday, August 15, 2016 to meet with the three candidates to fill the vacancy on the Planning Board.

Ms. Piazza stated that she will post the meeting Monday as a joint meeting of the Planning Board with the Selectman so that all the Board members can attend to give their input on the candidates for the vacancy.

**General Business**

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

**Adjourn**

**There being no further business the meeting adjourned at 8:22PM**

Respectfully submitted,

Heather Hampson  
Office Manager