

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, July 25, 2016

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

Also Present: Noreen Piazza, Planning Director

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

Discussion, Vote Right of First Refusal, Lot 8 George Hill Road

At 7:02 PM Mr. Phil Lawler made a motion to not exercise the Boards right of first refusal for Lot 8 located on George Hill Road. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

General Business

The Board reviewed the following information, Minutes from the June 13, 2016, June 27, 2016 and July 11, 2016 meetings

At 7:03 PM Mr. Phil Lawler made a motion to approve the minutes from June 13, 2016 meeting as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-1. Mr. Thomas Christopher abstained.

At 7:04 PM Mr. Phil Lawler made a motion to approve the minutes from the June 27, 2016 meeting as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-1. Mr. Thomas Christopher abstained.

At 7:04 PM Mr. Phil Lawler made a motion to approve the minutes from July 11, 2016 meeting as amended. Mr. Thomas Christopher seconded. No discussion. VOTE: 3-0-1. Mr. Frank Sullivan abstained.

Public Hearing Special Permit Lot Shape, Wing Estates – Brockelman Road

Present: Thomas and Cynthia Wing, Owners and Bruce Ringwall, Goldsmith, Prest, and Ringwall Associates and Beth

Public Hearing Definivite Subdivsion Plan. Wing Estates – Brockelman Road

Present: Thomas and Cynthia Wing, Owners and Bruce Ringwall, Goldsmith, Prest, and Ringwall Associates and Bethany Ordury; Haley and Ward, Inc.

Chair Rich asked if the applicants would like to hold both hearings for the property at the same time.

Mr. Bruce Ringwall stated that it is the owners desire to hold them both together.

At 7:05 PM Chair Rich read the public hearing notice for an application submitted by Thomas and Cynthia Wing (applicant & owner), 55-59 Brockelman Road, Lancaster, MA for a Special Permit pursuant to Section 220-14 Lot Shape, relative to the construction of a single family home . The

proposed site is at 55-59 Brockelman Road in the Residential Zoning District and is identified on the Assessor's Map 18 as Parcel 18B and 18C.

At 7:06 PM Chair Rich read the public hearing notice for a Definitive Subdivision Plan submitted by Thomas and Cynthia Wing (applicant & Owner), 55-59 Brockelman Road. Lancaster, MA for a Definitive Subdivision Plan, dated July 5, 2016, entitled "Definitive Plan 55-59 Brockelman Road", being located at 55 & 59 Brockelman Road in Lancaster, Massachusetts, which land is identified in the Worcester District Registry of Deeds at Book 9333 and 52618 Page 175 and 351, and shown on Lancaster Assessor's Map 18 as Parcels 18B and 18C. The Parcels consist of approximately 8.97 acres. Three (3) new residential lots are proposed.

Mr. Bruce Ringwall started by stating that there are two existing lots and they are looking to create a third lot. Mr. Ringwall stated that they have been before the Board before with a concept plan for the subdivision of the land to create the third lot. Mr. Ringwall stated in order for the three lots to use the existing common drive and keep work outside of the wetlands a special permit for lot shape is required. Mr. Ringwall as contacted the Fire Chief, Mike Hanson, in regards to accessing the house lots and he had no concerns with access but Mr. Ringwall mentioned that he did not have Chief Hanson's response in writing and is working on getting that for the Board. Out of the two existing lots 55 Brockelman meets lot shape but 59 Brockelman and the new lot do not meet lot shape by a small margin.

Mr. Ringwall stated that Mr. Scott Miller, from Haley and Ward, Inc. review the plan for the Board and drafted a review letter. Mr. Ringwall had drafted a response letter to the review and went over his response letter with the Board to show that all the items have been addressed.

Chair Rich asked Ms. Bethany Ordury, from Haley and Ward, Inc. if all the items for the review letter have been addressed.

Ms. Ordury stated that after review of the response letter it appears all outstanding concerns have been addressed.

At 7:30 PM Mr. Phil Lawler made a motion to close the public hearings for the Special Permit for 55-59 Brockelman Road. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

At 7:31 PM Mr. Phil Lawler made a motion to issue a Special Permit and to approve the Definitive Subdivision plan for 55-59 Brockelman Road. Mr. Thomas Christopher seconded. VOTE: 4-0-0.

Chair Rich asked how many waivers were requested as part of the subdivision.

Mr. Ringwall stated that there are 11 waivers in total and he will have them added to the cover sheet of the plans.

Chair Rich stated that the road way accessing the 3 lots will remain a private way in perpetuity.

At 7:34 PM Mr. Phil Lawler made a motion to grant relief from all 11 waivers requested as part of the Definitive Subdivision approval. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

Site Plan Review, 1474 Lunenburg Road, McGovern Blvd Lots Phase II, LLC

Present: Bill Hannigan, Hannigan Engineering, Inc.

Public Hearing, Special Permit for Drive-Through Facility and front yard setbacks, 1474 Lunenburg Road

Present: Bill Hannigan, Hannigan Engineering, Inc.

Chair Rich asked Mr. Bill Hannigan if he would like to hold the Site plan discussion at the same time as both public hearings for the Stormwater and Special permit for the drive-through and setbacks.

Mr. Bill Hannigan stated that he would like to hold all three items at the same time.

At 7:36 PM Chair Rich read the public hearing notice for a petition by Hannigan Engineering, Inc. (agent) and McGovern Blvd Lots, Phase II, LLC (owner) for a Special Permit pursuant to Section 220-8.5(I) relative to the establishment of a coffee shop with a drive-up window and Section 220-11 (E) relative to yard setbacks for a proposed structure. The proposed site is located at 1474 Lunenburg Road.

Public Hearing, Stormwater Management Permit, 1474 Lunenburg Road

Present: Bill Hannigan, Hannigan Engineering, Inc. and Scott Miller, Haley and Ward, Inc.

At 7:38 PM Chair Rich read the public hearing for a petition by Hannigan Engineering, Inc. (agent) and McGovern Blvd, Lots Phase II, LLC (owner) for a Stormwater Management Permit pursuant to the Lancaster Stormwater Management Bylaw, in order to construct a coffee shop with a drive through window. The site is located in the Enterprise Zoning District at 1474 Lunenburg Road.

Mr. Bill Hannigan stated that the proposed Dunkin Doughnuts will be located across McGovern Blvd from the previously approved gas station across from Kimball's Ice Cream. Mr. Hannigan stated that he is before the Board for a Special Permit for the drive through as well as the front yard setback for the building a canopy for the drive through. Mr. Hannigan stated that there will be two access drives to service the site one off of McGovern Boulevard and another off of Lunenburg Road, noted on the plans as "North Drive, which will be the access to later development. Mr. Hannigan stated that the curd cut for "North Drive" off of Lunenburg Road is a bit larger to accommodate larger vehicles and for delivery trucks. He went on to state that the septic system will be on site and that the well for the property is being worked on, there is an existing well and the recertification is being done at this time along with additional wells in the area. Mr. Hannigan stated that there is no need for sprinklers for the building as it is less than 750 square feet. The drainage for the site will be part of the overall project for the area and showed the Board a concept plan that includes a proposed grocery store located behind the proposed Dunkin Doughnuts.

Mr. Hannigan stated the parking spaces exceed what is required by the Board. Mr. Hannigan stated that the lighting plan has not been completed at this time but will comply with the Board requirements. The Landscape plan has not been completed at this time but the number of plantings will be met as required by the Board.

Chair Rich asked once the "North Drive" is fully constructed will it meet subdivision standards.

Mr. Hannigan stated that the road is not part of a subdivision as it will only access the proposed Dunkin Doughnuts and the back potential grocery store. Mr. Hannigan did stated that it will be built to development standards.

Ms. Piazza asked if a traffic study will be done as part of this project.

Mr. Hannigan stated that a traffic study will be completed for the overall project.

Mr. Frank Sullivan asked if there were any architectural plans, pictures or similar stores the Board could see.

Mr. Hannigan stated that he has not received the plans from the architect at this time but stated that the proposed Dunkin Doughnuts will look like the one in Greenville, New Hampshire.

Ms. Piazza asked if there would be outdoor seating.

Mr. Hannigan stated that there will be some outdoor seating that will be fenced in and only accessible from inside the store.

Mr. Hannigan stated that the Town's Engineering, Mr. Scott Miller, reviewed the plans for the project and had some comments. Mr. Hannigan stated that he had a response letter addressing Mr. Miller's comments but did not have revised plans at this time.

Mr. Hannigan, Mr. Miller and the Board went through Mr. Miller's review letter and Mr. Hannigan commented on each item.

Mr. Hannigan stated that he still needs a full lighting plan for the project but stated that it will meet the Bylaw requirements. Mr. Hannigan stated that a signage plan is also needed.

Ms. Piazza stated that a complete landscaping plan is also needed for the project.

Mr. Miller stated that he is fine with the Stormwater calculations and new plans.

Mr. Hannigan stated that the applicant would like to have the hours of operation be 24 hours same as was approved for the gas station.

At 7:33 PM Mr. Thomas Christopher made a motion to close the public hearings for the Special Permits and Stormwater Management Permit for 1474 Lunenburg Road. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

At 7:34 PM Mr. Phil Lawler made a motion to approve the site plan for 1474 Lunenburg Road for the drive through coffee shop with 24 hours seven days a week operating hour subject to updated Stormwater calculations, full lighting plan, signage plan, updated landscape plan and architectural plans. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

At 7:35 PM Mr. Thomas Christopher made a motion to grant the Special Permit for drive through service and front yard setbacks for 1474 Lunenburg Road. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

At 7:35 PM Mr. Thomas Christopher made a motion to grant a Stormwater Management Permit for 1474 Lunenburg Road. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

General Business

The Board reviewed the following information vouchers, Hamwey Engineering, Inc.

At 8:38 PM Mr. Phil Lawler made a motion to approve the voucher for \$3,900 from Hamwey Engineering, Inc. to be paid from the Jones Crossing escrow account for inspection at the Jones Crossing Development. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

Discussion, Next Meeting agenda

Ms. Noreen Piazza went over the Planning Board's next agenda for the meeting on August 8, 2016.

Adjourn

There being no further business the meeting adjourned at 8:50 PM

Respectfully submitted,

Heather Hampson
Office Manager