

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

Present: Jeanne Rich, Chair; Phil Lawler, Vice-Chair; Tom Christopher, Victor Koivumaki

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:03 PM.

Public Hearing – Proposed Solar Bylaw

Chair Rich opened the public hearing by reading the following hearing notice:

The Town of Lancaster Planning Board will hold a public hearing at the Lancaster Community Center, 695 Main Street (behind Library), Lancaster, MA on Monday, January 25, 2016 at 7:00 PM to hear and act upon the following matter:

ZONING TEXT AND ZONING MAP AMENDMENT. To see if the Town will vote to amend the Lancaster Zoning Bylaw and the Official Zoning Overlay Map to create a Solar Overlay District comprised of the existing Enterprise (EZ), Light Industry (LI), Light Industry 2 (LI2) and General Industry (GI) districts, and to establish requirements for the placement and operation of solar photovoltaic energy systems and associated equipment within the overlay district and elsewhere in the Town.

A copy of the texts of the proposed Bylaw and Map amendments are on file and available for review at the Community Development and Planning Office, Lancaster Town Hall, 695 Main Street, Lancaster, MA, 978-365-3326 X1311 and on the Town web site (www.ci.lancaster.ma.us) under the Planning Board page.

Jeanne Rich, *Chair*
Lancaster Planning Board

Handouts of the proposed solar bylaw and zoning overlay map were circulated.

Planning Director, Noreen Piazza, explained that this solar bylaw proposal was drafted over the course of the last year, in parallel with the solar moratorium that has been in place since May 2015 and will conclude on June 30, 2016. Version 7.0 of the bylaw is the subject of the public hearing this evening. Ms. Piazza summarized the proposed bylaw for the hearing attendees, as follows:

Proposed Solar Bylaw

- Solar installations of two types: Roof-mounted and Ground-mounted (with no size limitation).
- Roof-mounted ***by right in all zoning districts.***
- Ground-mounted ***by right in a Solar Overlay district*** (i.e., EZ, GI, LI, LI2). ***Ground-mounted allowed in a Residential (R) or Neighborhood Business (NB) zoning district by special permit*** through the Planning Board.
 - No delineation between small- and large-scale ground-mounted solar installations
 - No maximum number of panels
 - No distinction between on-grid and off-grid applications
 - No cap on energy generated
 - No minimum lot size
 - *Buffer strip* must be a minimum of 100 feet from all structures and lot lines in a Solar Overlay District, unless abutting a Residential or Neighborhood Business district, and then the buffer strip is 200 feet
 - *Front yard setback* must be a minimum of 50 feet in a Solar Overlay District, provided that when it abuts a Residential or Neighborhood Business district, the front lot setback shall not be less than 200 feet
 - *Front yard setback* must be at least 200 feet in a Residential or Neighborhood Business zoning district
 - *Side yard setback* must be a minimum of 50 feet in a Solar Overlay District, provided that when it abuts a Residential or Neighborhood Business district, the side yard setback shall not be less than 200 feet
 - *Side yard setback* must be at least 200 feet in a Residential or Neighborhood Business zoning district
 - *Rear yard setback* must be a minimum of 50 feet in a Solar Overlay District, provided that when it abuts a Residential or Neighborhood Business district, the rear yard setback shall not be less than 200 feet
 - *Rear yard setback* must be at least 200 feet in a Residential or Neighborhood Business zoning district
 - Site plan review required
 - Bylaw provides standards for placement, design, construction, security, operation, monitoring, modification and removal

Chair Rich then opened discussion or questions on the bylaw to the floor. There were no questions or discussion.

At 7:13 PM a motion was made by Mr. Tom Christopher to close the public hearing. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

At 7:15 PM a motion was made by Mr. Phil Lawler to place the solar bylaw on the warrant for Annual Town Meeting in May 2016 and to issue a positive report for the meeting. Mr. Tom Christopher seconded. No discussion. VOTE: 4-0-0.

Signatures, Definitive Subdivision Plan, Poras Realty Trust

The Board signed two (2) copies of the Definitive Subdivision decision for the Poras Realty Trust subdivision project. The Board had previously voted on the decision at their meeting on January 11, 2016. The decision will now be submitted to the Town Clerk for the requisite 20-day appeal period.

Review, Deeds and Easements, Eagle Ridge Subdivision

Present: Scott Miller, Haley and Ward, Inc.

Ms. Noreen Piazza circulated the latest versions of the Easement Deed (to the Board of Selectmen) and the Grant of Easement (to the Conservation Commission). Both documents have been reviewed by Town Counsel and their recommended changes were incorporated. The Planning Board had no further changes or questions on either document. They will now be forwarded to the respective boards for their signatures. It was noted that there will be a warrant article for the Special Town Meeting on February 9, 2016 for Town Meeting acceptance of the public access easement at Eagle Ridge so the public can use the roadways, sidewalks and parking areas to access the 75-acre conservation land that is embedded within the subdivision. The Planning Board will be the sponsor of the article, and members will be present to address any questions.

There was no further discussion on this matter.

The subject of the ice hazard problem at the base of the driveway at 240 Mary Catherine Drive was re-opened. Mr. Scott Miller was present to report on a site visit and survey that had been completed at the site. A copy of the report is attached to these minutes. It was determined that this section of roadway should have a full width of overlay pavement installed in the area of the driveway. It was advised that the developer seek guidance from his paving contractor on the appropriate approach to repairing this condition. Haley and Ward will provide a cost estimate for this paving.

The Board then requested that a letter be sent to the Melanson Bros. requesting that the paving work be completed as soon as weather permits, along with the cost estimate.

There was no further discussion.

Continuation of Discussion, Reclamation Permitting

Discussion continued where it left off from September 2015 on the permitting processes for importation of excess soil into the Town from other Town's projects. It was determined that at a minimum there would need to be site plan review with the following elements being addressed:

- Full site plan
- Description of work
- Re-use of site
- Soil testing and LSP certification
- Stormwater runoff

Mr. Tom Christopher noted that DEP only has a policy in place and no regulations at present. He offered to draft a set of standards for this process that he would present at a March 2016 meeting of the Board. The Board concurred with this and will schedule for the March 14 or March 28 meeting.

There was no further discussion.

Discussion, District Local Technical Assistance Program

Ms. Noreen Piazza reported that she would be submitting an application for technical assistance from the State's District Local Technical Assistance (DLTA) program. Our 2016 application will be to utilize the Economic Development Self-Assessment Tool (EDSAT) developed by the Dukakis Center for Urban and Regional Policy at Northeastern University. This tool will allow the Town to create an analysis of the Town's business, community and fiscal needs. This would include regional impacts, infrastructure improvements, traffic and circulation factors, environmental considerations and job creation needs. Once completed, the EDSAT will become a blueprint for future programming, regulatory and funding initiatives in support of economic growth.

A motion was made by Mr. Tom Christopher to support the 2016 DLTA application for the Economic Development Self-Assessment Tool. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

Public Comment Period

Mr. Donald Chaisson of George Hill Road had a question on the drop-off area at the Mass. Youth Soccer Association (MYSA) fields off of Lunenburg Road (Rt. 70). Mr. Chaisson suggested that the drop-off area be moved down beyond the fields on Lunenburg Road onto an adjacent parcel of vacant land (not owned by MYSA). Chair Rich explained that the drop-off area has been eliminated and that the expansion parking lot at the Prime Toyota site may also be going away. MYSA is expected to appear at the next Planning Board meeting on February 22 to finalize their plans for additional fencing along the MYSA/Prime lot line.

There was no further discussion.

General Business

The Board reviewed the following information: (1) Planning Board minutes from the January 11, 2016 meeting.

The Board reviewed the minutes from the January 11, 2016 meeting.

At 8:45 PM Mr. Victor Koivumaki made a motion to accept the minutes as presented. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

Adjourn

At 8:47 PM a motion was made by Mr. Tom Christopher to adjourn the Planning Board meeting. Mr. Victor Koivumaki seconded. No discussion. VOTE: 4-0-0.

Respectfully submitted,

Noreen Piazza
Planning Director