

Approved: April 8, 2019

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Prescott Building, Nashaway Meeting Room  
Monday, February 11, 2019

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Thomas Christopher, Russ Williston, Frank Sullivan

Absent:

Staff Present: Michael Antonellis, Director of Planning and Community Development

List of Documents:

- Planning Board Agenda: February 11, 2019
- Shirley Water District Communication
- Email from Mass Housing to Victoria Petracca
- Housing Chapter from Town of Lancaster Master Plan
- Housing Production Plan Regulations
- Housing Production Plan
- Minutes: September 24, 2018; December 10, 2018

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Chair Phil Lawler called the meeting to order at 7:00 PM.

**Correspondence - Shirley Water District Letter dated January 16, 2019-**

Michael Antonellis gave an overview of what the letter detailed, asking for bylaws to be adopted by the Planning Board to ensure compliance with zoning and non-zoning restrictions on certain uses identified in 310 CMR 22.21. Mr. Antonellis stated that the current zoning bylaw addresses most of if not all the concerns pursuant to 310 CMR 22.1 within the Water Resource District.

Tom Christopher discussed waste oil facilities in relation to the requested bylaws.

Mr. Antonellis stated he would keep the item on for the next agenda to give the board an update regarding what Shirley Water District wants from the Planning Board regarding office action and to confirm that the current zoning bylaw does indeed address all the concerns listed in 310 CMR.

**1340 Lunenburg Road – Review of Changes made to Approved Site Plan Nationwide Solar Energy Correspondence**

Dan Warila was present to speak on behalf of the applicant. This item is pursuant to a previously approved Special Permit and Site Plan. Mr. Warila gave an overview of the proposed changes from the approved plan.

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Phil Lawler asked what was currently at a particular location on the plan, Mr. Warila responded that it is a septic system. Mr. Lawler asked if there would be a pitched roof, Mr. Warila responded yes. Upon a motion by Jeanne Rich and seconded by Tom Christopher, the board voted 5-0 to approve that changes thereby making the determination that the changes do not require additional filings to Planning Board for amended plans.

#### **Appointment, Montachusett Joint Transportation Committee Representative-Planning Board**

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to appoint Michael Antonellis as the MJTC Representative.

#### **Discussion on drainage for SLA, 180-198 George Hill Road**

Phil Lawler stated that the site suffers from water and erosion issues, particularly water from melting snow onto the road creating an ice hazard.

Tom Christopher discussed the impacts of the flood plain present. Mr. Lawler discussed the installation of a turning lane on the site. Mr. Christopher asked if the proposed building was constructed.

Jeanne Rich asked Mr. Antonellis to look into see if there is money in escrow for the project. Mr. Lawler asked if Scott Miller, the engineer who reviewed the plans, could take a look at the site to see if it's been built to plan.

#### **Decisions**

The board endorsed all decisions from the previous meeting.

#### **Minutes**

Upon a motion by Jeanne Rich and seconded by Tom Christopher, with Frank Sullivan abstaining, the board voted 4-0 to approve the minutes for September 24, 2018.

Upon a motion by Jeanne Rich and seconded by Tom Christopher, the board voted 5-0 to approve the minutes for December 10, 2018.

#### **Adjourn**

At 7:30 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 5-0.