

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, June 27, 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 7:07 PM.

**Review, Preliminary Subdivision Colony Lane, 3 Lots**

*Present: Jack Sargent, Foresite Engineering and Scott Miller, Haley and Ward, Inc.*

Mr. Jack Sargent stated that owner, Rick Piermarini, owns about 120 acres that he is looking to build two houses on for his son and daughter. Mr. Sargent stated that the land abuts town forest and also has a lot of wetlands; the back part of the property close to Colony Lane is the flattest and driest.

Mr. Sargent stated that all utilities to service the proposed houses would have to come from Colony Lane.

Mr. Sargent stated that the owner would like to develop the least amount of the property as possible and stated that there is a current Conservation Restriction on part of the land.

Mr. Sargent stated that the proposed subdivision is what fits best on the property. The proposed is for three lots, two to be developed and the third to remain open for possible future development. The proposed three lots will be located off the existing cul-de-sac on a 40 foot stretch of road. Mr. Sargent went on to state that the owner would like to have the road way be more like a shared driveway then a fully built out road way.

The Board had some question regarding the location of the lots and why they are not located off of Brockelman Road.

Mr. Sargent stated that due to Title 5 requirements for the septic systems the lots need to be located off of Colony Lane.

Chair Rich asked Mr. Scott Miller for his review of the Preliminary Subdivision Plan.

Mr. Miller went over his review letter of the proposed three lot subdivision.

The Board went over each one of Mr. Miller's comments regarding the preliminary subdivision.

The Board had a question on the remaining lots on Colony Lane to ensure the subdivision does not exceed the 11 lot maximum build out that was listed as a condition as part of the original subdivision plan.

Mr. Sargent stated that the remaining vacant lots on Colony Lane are too wet to be built on.

**At 7:46 PM Mr. Phil Lawler made a motion to approve the preliminary subdivision plan pending all items in Haley and Wards comment letter dated June 25<sup>th</sup> have been addressed, no more than two lots will be created, an easement will be granted on Old Colony Lane, the 300 feet of roadway will be built to the town standards. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-0.**

**Discussion, Winsor Height Subdivision, Bruce Warila**

*Present: Bruce Warila, Owner and Steve Mullaney, S. J. Mullaney Engineering, Inc. and Scott Miller, Haley and Ward, Inc.*

Mr. Steve Mullaney stated that Mr. Bruce Warila was before the Board last meeting to discuss the possibility of changing the approved subdivision. The approved is a flexible subdivision with 6 lots and open space. Mr. Mullaney stated that Mr. Warila would like to change the approved subdivision to a simple 2 building lots.

Mr. Mullaney went in to details on how the two lots will be created from the old subdivision plan, stating that lots 1A, 2A and 3A will become one lot and the remainder of the lots will become the second lot. Mr. Mullaney stated that there is not enough frontage for two lots so they will be asking to allow for the existing water tank road be left as is and used as the access for the lots and be kept as a private way with a home owners association for the 2 housing lots for the maintenance of the road way.

Chair Rich asked if the proposed plan would eliminate the Stormwater infrastructure that was required by the original subdivision plan.

Mr. Mullaney stated that two lots would not require any additional Stormwater infrastructure.

Chair Rich stated that she thinks the proposed is a workable solution.

Mr. Scott Miller asked if the drainage from the water tank overflow will tie into the existing drainage.

Mr. Bruce Warila stated that the water department fixed the problem but there is a drainage easement in place.

Mr. Miller asked if there is any concern about drainage out of the tank.

Mr. Warila stated that the town will be given the land around the tank so it will not be an issue.

The Board had a discussion with Mr. Miller and Mr. Mullaney regarding the frontage for the proposed two lots and the current recorded deeds.

There was a discussion regarding the right of way that will be used as the frontage for the two lots.

Mr. Lawler suggested that the fire department be contacted to ensure they are fine with the right of way staying as is or with a proposed tee shape rather than a cul-de-sac.

Chair Rich stated that a public hearing will need to be held to amend the flexible development plan.

**General Business**

*The Board reviewed the following information, (1) Minutes from the May 23, 2016 meeting*

**At 8:10 PM Mr. Phil Lawler made a motion to approve the minutes from May 23, 2016 as written. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-0-0.**

**Discussion, Agenda July 11, 2016 Meeting**

Ms. Noreen Piazza stated that there is one a few items for the Boards agenda on July 11<sup>th</sup>, including a discussion on candidates for the open seat on the Board and a possible ANR plan.

**Adjourn**

**There being no further business the meeting adjourned at 8:15 PM**

Respectfully submitted,

Heather Hampson  
Office Manager