

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Nashaway Room, Prescott Building, 701 Main Street, Lancaster, MA
Monday February 10, 2020

Present: Phil Lawler, Chair, Jeanne Rich, Vice Chair, Russ Williston, Clerk, Tom Christopher, Carol Jackson

Absent:

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

List of Documents:

- Planning Board Agenda for February 10, 2020
- Preliminary subdivision Form B; plan set, submitted by Bohler Engineering on behalf of the Capital Group, AKA 702, LLC
- Correspondence from Attorney David Click to Russell Williston and Thomas Christopher;
- Request for Continuance; 2038 Lunenburg Road
- Quote for Impact Feasibility Study; MRPC
- Request for Continuance; Kalon Farms
- Quote for Impact Feasibility Study; LDS
- Quote for Impact Feasibility Study; Barrett Group;
- Email from Deb D'Eramo
- Staff review memo: McGovern Boulevard Extension
- Mass Audubon letter to MEPA

1. 2038 Lunenburg Road – David King, Harbor Classic Homes - IPOD Special permit; Stormwater Permit and Preliminary Subdivision –

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 5-0 to continue the public hearing to February 24, 2020

Public Meeting

2. McGovern Boulevard – Preliminary Subdivision

John Kucich, Bohler Engineering, was present to present the applicant and plan to the board. Mr. Kucich gave an overview of the proposed roadway and lots to be created as a result of the plan, including 3 large lots, 2 of which noted as unbuildable. Mr. Kucich explained that at least one of the lots may be buildable due to the regularity factor and the plan may be amended to show that. He also stated that the cul-de-sac meets subdivision standards.

Jeanne Rich asked about phasing of the project. Tom Bovenzi, attorney, stated that phase 1 is complete regarding FC Stars, this would be the second phase of development and phase 3 would include drainage specifications.

Mr. Antonellis stated that he reviewed the application per the board subdivision rules and regulations and besides asking the applicant to confirm compliance with one of the provisions has no outstanding comments and that the plan conforms.

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 5-0 to approve the preliminary subdivision.

3. 339 Seven Bridge Road – Kalon Farms – Site Plan

Upon a motion by Jeanne Rich and seconded by Thomas Christopher the board voted 5-0 to continue the meeting to March 9, 2020.

4. 2038 Lunenburg Road – David King, Harbor Classic Homes - Site Plan –

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 5-0 to continue the public hearing to February 24, 2020

5. Approval Not Required (ANR's) - None

Other Business

6. Correspondence –

Mr. Antonellis went through the correspondence folder with the board.

7. Updates from the Planning Director

a. Feasibility Study

Upon a motion by Russ Williston and seconded by Tom Christopher the board voted 5-0 to engage Barret Group consulting to perform the Feasibility study.

b. DLTA

Approved: March 9, 2020

Mr. Antonellis updated the board on the recent DLTA application to provide the board with draft Language concerning the South Village District. Montachusett Regional planning Agency will provide the board with draft language and engage the community for public participation.

8. Vouchers

None.

9. Minutes:

a. December 23, 2019

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 5-0 to approve the minutes.

b. January 13, 2020

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 5-0 to approve the minutes.

c. January 27, 2020

Jeanne Rich stated that she would like to see reasons for denial of the IPOD Special Permit. Item tabled.

10. Signing decisions

Decisions from previous meeting were signed.

11. Adjourn

Upon a motion by Jeanne Rich and seconded by Thomas Christopher the board voted 5-0 to adjourn at 7:43 PM