

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, June 12, 2017

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

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

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

Review, ANR Plan McGovern Boulevard – Parcel 14-4C-2A

Present: Bill Hannigan, Hannigan Engineering

Mr. Bill Hannigan went over the details of the plan. The existing lot is too small to fit the new proposed gas station. The lot will be wider and the existing parcel N will be added Parcel 14-4D. The lot needed to become wider to make truck traffic flow better on site and allows for additional gas and diesel pumps for the station.

Ms. Jeanne Rich asked if the ANR lots met lot shape.

Mr. Hannigan stated that both lots meet lot shape.

At 7:06 PM Ms. Jeanne Rich made a motion to approve the ANR plan as shown on the plan dated May, 2017 for Parcel 14-4C-2A. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Review, Amendment to Site Plan – 1424 Lunenburg Road

Present: Bill Hannigan, Hannigan Engineering and Beth Ordnung, Haley and Ward

Mr. Hannigan gave the Board a brief background on the site stating a gas station was approved back in 2015 for Suncoast Development. Since then Suncoast is no longer buying the property and a new developer would like to build a gas station with convenience store on the property with a few minor changes to the approved site plan.

Mr. Hannigan stated that the new developer wants to reline the driveway to match up with the proposed Dunkin Donuts across McGovern Boulevard. There is also the addition for separate diesel fuel pump island. The proposed developer Johnny Kayrouz Realty, LLC owns and operates several other gas stations and has stated that they would like to keep the drive through for a potential tenant in the future. Mr. Hannigan stated that they will come back before the Board once they have a tenant.

The Planning Board had Haley and Ward review the Amended Site Plan.

Mr. Hannigan went through his response to Ms. Beth Ordnung, from Haley and Wards, review letter dated June 9th.

Ms. Noreen Piazza stated that there is no Special Permit for the signs for this address.

Mr. Hannigan stated that he will make sure that they an application is submitted for the variances for the signs.

Ms. Piazza asked if new plans would be submitted that address all the comments in the review letter.

Mr. Hannigan stated that he will submit the new plans later in the week as well as a lighting plan once it is completed.

Ms. Piazza stated that in the original site plan there was a condition for traffic mitigation funds.

Ms. Rich went over the conditions on the origin site plan approval.

Mr. Hannigan stated that he would agree to keep the same conditions on the amended site plan.

Chair Phil Lawler asked if there was a tenant building.

Mr. Hannigan stated that there is a buyer for the property that owns several gas station/convenience stores out in western Massachusetts. Mr. Hannigan stated that there is no set tenant for the drive-through portion of the store but it is limited and will come back before the Planning Board for final approval.

At 7:40 Pm Ms. Jeanne Rich made a motion to approve the amended site plan 1424 Lunenburg Road with all the previous conditions as well as meeting all the conditions in the Haley and Ward letter dated June 9, 2017 and the applicant must return to the Planning Board for final approval of tenant for the drive-through. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Review, Amendment to Stormwater Management Permit - 1424 Lunenburg Road

Present: Bill Hannigan, Hannigan Engineering and Beth Ordnung, Haley and Ward

Mr. Hannigan stated that all the drainage calculations had been updated for the new layout and additional parking area.

Ms. Beth Ordnung, from Haley and Ward stated that the calculations submitted where fine and there are no outstanding documents needed for the Stormwater Management Permit amendment.

At 7:42 PM MS. Jeanne Rich made a motion to approve the amendments to the Stormwater Management Permit. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Discussion, Update on FC Stars

Present: Bill Hannigan, Hannigan Engineering

Mr. Hannigan stated that due to changes in the water supply for the area, the construction on the club house has been put on hold and will build two additional fields this year instead. Mr. Hannigan stated

that the fields are part of the original site plan, and will be going to the Conservation Commission tomorrow night for their approval.

Discussion, Capital Plan 2018 – 2027

Ms. Piazza stated that Town Administrator, Orlando Pecheco, has requested that all town Boards and Commissions discuss any capital spending they may have over the next 10 years. Ms. Piazza stated that the Board has no projects that would require capital spending.

General Business

Minutes April 22, 2017

The Board reviewed the minutes from the April 22, 2017 meeting.

At 7:53 PM Ms. Jeanne Rich made a motion to approve the minutes from the April 22, 2017 meeting as written. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

Vouchers

At 7:54 PM Ms. Jeanne Rich made a motion to approve the voucher for \$840 from KP Law for review of Zoning Bylaw Amendments to be paid from the Planning Board Revolving account. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

New Business

Discussion, Update on Town Meeting

Ms. Rich stated that she was asked by Selectman, Stan Starr, to listen to town meeting and review the discussion and vote of the road acceptance of Eagle Ridge from Town Meeting.

Ms. Rich stated that she sent two comments to Mr. Starr regarding the motion for the warrant article and the infrastructure not being included in the motion or article.

The Board had a brief discussion regarding the discussion at town meeting regarding the road acceptance of Eagle Ridge.

Ms. Piazza stated that if road acceptance were to go back to town meeting it would be brought back by the Board of Selectman.

Adjourn

There being no further business the meeting adjourned at 8:13 PM

Respectfully submitted,

Heather Hampson
Office Manager

