

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
VIA Zoom
Monday September 14, 2020

Present: Russ Williston, Chair, Roy Mirabito, Vice Chair, Carol Jackson, Clerk, Jeanne Rich and Tom Christopher

Staff Present: Debra Dennis, Community Development and Planning

List of Documents:

- Application-31 Runaway Lane-Ground Mounted Solar
- ANR Lancaster Land Trust
- ANR 260 Main Street-Stanley Decoste
- Comment Form from Board of Selectmen-61A Notification Runaway Brook Road
- Voucher-MRPC
- Minutes-August 27, 2020

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

Public Hearing

Continued Public Hearing 31 Runaway Lane-Ground Mounted Solar-Mike Bailey, Trinity Solar was present. The applicant discussed list of waivers and where to find the information with Chair Williston. The applicant requested a continuance. Debra Dennis asked him for an email with a request for continuance. **Tom Christopher made a motion for a continuance for 31 Runaway Lane-Ground Mounted Solar. The motion was seconded by Roy Mirabito. Roll Call Vote Tom Christopher, yes, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich yes, Russ Williston yes.** The Public Hearing is continued until September 28, 2020.

Public Meeting

ANR-Robert Lidstone representing Lancaster Land Trust-present Bob Lidstone. Mr. Lidstone wanted to make sure the Board was looking at the plans that don't have the word proposed on them. The plan the Board was reviewing was prepared by Cabco Consult dated 8/12/20 revised 8-29-2020 for Plan of Land Lot A-Deershorn Road. The Board didn't have any questions for the applicant. **A motion was made by Tom Christopher to accept the ANR plan that was submitted by Bob Lidstone representing the Lancaster Land Trust. Carol**

Jackson seconded the motion. Roll Call Vote: Tom Christopher, yes, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich yes, Russ Williston yes.

ANR-Decoste, 2680 Main Street-John Farnsworth was present representing Stanley Decoste. He said Mr. Decoste has three parcels. He is trying to consolidate his farm lot into one parcel. Roy Mirabito asked if Mr. Decoste is taking any state land on Farm Road. Mr. Farnsworth said no. No questions from attendees. **A motion was made by Tom Christopher to approve the ANR submission for Stanley Decoste 2680 Main Street on the Farnsworth plan #19-08 submitted and dated 7/10/2020. Carol Jackson seconded the motion. Roll Call Vote: Tom Christopher, yes, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich yes, Russ Williston yes.**

On the Move Mobile Storage Unit LLC-Site Plan-No new documents have been received. The application is not complete at this time. This was passed over at this time.

Other Business

Discuss and take a vote on the stormwater permit "Cease and Desist" order issued for 0 & 438 Old Union Tpke (Zero Point Solar) originally issued on May 11th. Tom Christopher said at the Conservation Commission meeting the Commission voted to dissolve the four enforcement orders that were placed on the project. As part of the agreement the applicant agreed to have Haley & Ward conduct weekly inspections on the project and report to the Conservation Commission and the Planning Board. In the event of having .25 inches of rain additional inspections would be done. The Conservation Commission is asking the Planning Board to lift the stop work order at this time. **A motion was made by Tom Christopher to stop the cease and desist work order on 0 and 438 Old Union Turnpike. Carol Jackson seconded the motion. Roll Call Vote: Tom Christopher, yes, Carol Jackson yes, Roy Mirabito asked if he was allowed and the Chair said yes. Roy Mirabito said yes, Jeanne Rich yes, Russ Williston yes.**

Kalon Farm- Site Plan Discussion-Keith Kopley was present. Chair Williston said they started looking at a site plan. Chair Williston said it was left that the Planner was to work with Keith Kopley on this Site Plan. Tom Christopher said there was a site plan stamped received November 21, 2019. There was an overall site plan that shows a large area of parking and on page two it shows more specific plan as to where the gazebos were to be located. Chair Williston said this is just a discussion tonight. Keith Kopley said the biggest concern was the sizes of events. He said he would make sure to work with Police and Fire prior to any events. There was some discussion as to this should be put in as part of stipulations. Tom Christopher said the Conservation Administrator said there was some flood prone areas not shown on the plan. The Commission would like to see these areas designated and how they would be protected during events. Mr. Kopley said they wouldn't use that area. Tom Christopher said would delineations of these wetlands be marked off. Mr. Kopley said they can be marked off by cones and would be marked on the plans. Jeanne Rich asked Tom Christopher about the emergency egress which goes cross the wetlands. Tom Christopher said if it is wetland then

Keith could make a determination and mark it on the plans which Mr. Kopley said it would be. Jeanne Rich said there was no designation parking areas marked on the plans. Mr. Kopley said they are all marked on the front and side of the building. The event area parking on the plans is to show where they could park per Mr. Kopley. Jeanne Rich asked about lighting on the plans. Tom Christopher said it is on the plans. Mr. Kopley said they will update the wetland area. Jeanne Rich said she would like the type of events and number of people participated so if the Board is to right a decision for Police and Fire personnel it would fluctuate on the size of event. Mr. Kopley said would just work with Police and Fire it would be hard to be specific.

Public Comments: Debra D'Eramo commented Mr. Kopley can write up what the plan would be for each event with a generic amount of people.

Carol Jackson said if you have a guestimate of what the maximum amount compared to the minimum you could come up with a plan. Roy Mirabito said he has concern with abutters and noise at these events.

Correspondence

Comment Form from Board of Selectmen 61A Notification-Runaway Brook Road-Tom Christopher said the cost of this lot is 160,000 or 180,000. Tom Christopher said the Conservation Commission voted not to pursue using town money for this lot. Roy Mirabito agreed with Tom it is wise not to use money on a house lot. Roy Mirabito motioned the Board send a comment letter suggesting to the Board of Selectmen that they don't invest on this lot of land. Carol Jackson seconded the motion. Roll Call Vote: Tom Christopher, yes, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich yes, Russ Williston yes.

Vouchers

MRPC yearly fee -Tom Christopher made a motion to pay MRPC for membership assessment for July 1, 2020-June 30-2021in the amount of \$2,296.86. Carol Jackson seconded the motion. Roll Call Vote: Tom Christopher, yes, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich yes, Russ Williston yes.

Minutes August 24, 2020

A motion was made by Jeanne Rich to approve the meeting minutes of August 24, 2020 as amended. Tom Christopher seconded the motion.

Carol Jackson said she doesn't agree with Jeanne Rich's comment that Russ Williston wouldn't allow any discussion. He said he would rather not open discussion unless someone objected and no one objected. Jeanne Rich's comments about Russ Williston aren't appropriate and shouldn't be in the minutes.

Roy Mirabito said that within the Board there shouldn't be any criticism allowed publicly between members. Any inflammatory language in the minutes should be expunged. Chair Williston suggested they vote no for this motion and make a new motion and vote to allow only the corrections to page 5.

Approved: September 28, 2020

Roll Call Vote: Tom Christopher yes, Carol Jackson, no, Roy Mirabito no, Jeanne Rich yes, Russ Williston no. Motion didn't pass.

A motion was made by Carol Jackson to approve the minutes with the amendment through page 5 without the nasty comments. Roy Mirabito seconded the motion.

Jeanne Rich asked does this mean the minutes done in the past that made comments about other members of the Board we can go back and change those minutes and clean those up. Chair Williston said that isn't part of the motion.

Roll Call Vote: Tom Christopher no, Carol Jackson yes, Roy Mirabito yes, Jeanne Rich no, Russ Williston yes. The minutes were approved.

Adjourn

Carol Jackson made a motion to adjourn. Roy Mirabito seconded the motion. Roll Call Vote: Tom Christopher yes, Carol Jackson, yes, Roy Mirabito, yes Jeanne Rich, yes, Russ Williston, yes

The Planning Board meeting was adjourned at 7:56PM.

Respectfully submitted
Debra Dennis, Community Development and Planning