

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, February 13, 2017

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

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:05 PM

Public Hearing, Tree Removal on Scenic Road, Center Bridge Road

Present: Kevin Bartlett, Tree Warden, Department of Public Works; Scott Farrar and Eric Liemborys, National Grid

At 7:06 PM Chair Jeanne Rich read aloud a public hearing notice for a petition submitted by National Grid concerning the removal of up to sixteen (16) trees located on the east and west sides of Center Bridge Road, in preparation for the installation of four (4) new utility poles on the east and west side of Center Bridge Road.

Mr. Scott Farrar from National Grid gave the Board and those present for the hearing a brief background on the project, which is an alternative to the proposal they had last year of moving the power lines along Seven Bridge Road.

Mr. Farrar stated that the project for Seven Bridge Road was met with a lot of opposition, so an alternative plan was made to still bring the power lines out of the Bolton Flats area but to move them to Center Bridge Road instead of along Seven Bridge Road. Moving the lines to Center Bridge Road will require the cutting of up to 12 trees to allow for more poles to be added to the street to carry the three phase power.

Mr. Eric Liembory had a brief power point presentation that went over each tree that would be removed or trimmed for the project. Mr. Liembory stated that the majority of the trees are either dead or dying and that he did his best to save as many as possible. Mr. Liembory stated that 10 stems would be cut in all along with a few that will be trimmed.

Mr. Farrar stated that he had spoken to the Historical Commission regarding the project and they were pleased to see an alternative to the Seven Bridge Road plan. Mr. Farrar also stated that they will be not be planting any replacement trees along Center Bridge Road but will be doing some tree removal at the cemeteries for the town.

Chair Rich asked why the power lines cross the road.

Mr. Farrar stated that moving the line to the opposite side of the street to limit the amount of trees that will need to be cut and trimmed.

At 7:33 PM Mr. Phil Lawler made a motion to close the public hearing for the tree removal along Center Bridge Road. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

At 7:34 PM Mr. Phil Lawler made a motion to approve the tree removal along Center Bridge Road. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Signature, Plan Endorsement for Definitive Subdivision Decision, Colony Lane

The Board signed therefore endorsing the plans for the Definitive Subdivision for two lots on Colony Lane that was approved at the January 9, 2017 meeting.

Discussion, Amendment to Subdivision Plan, White Oak Estates Subdivision

Present: Thomas Bovenzi, Esq. and Steve Boucher, Owner

Mr. Thomas Bovenzi gave the Board a brief background on the approved subdivision. Mr. Bovenzi stated that the road has been completed to binder coat.

Mr. Bovenzi stated that the developer has reached an agreement with the City of Leominster to bring water to the subdivision eliminating the need for private wells on each lot. Mr. Bovenzi stated that with city water additional lots could be added to the subdivision to change to a flexible subdivision with open space.

Mr. Bovenzi provided the Board members two different lay outs of a flexible development for White Oaks one with open space on site the other will have open space recreated at another location.

Chair Rich stated that with the layouts presented and given that there is no other open space in the area of the proposed subdivision, stated that creating open space at another location other than the subdivision would be her choice for a flexible development proposal.

Mr. Thomas Christopher and Mr. Phil Lawler agreed that having open space located at another location other than then proposed development was the most practical.

Mr. Bovenzi thanked the Board for their time and stated that he will take their comments into consideration with developing a flexible development amendment to the White Oaks Subdivision plan.

Discussion, Possible Uses, 779 Main Street, John Wing

Present: John Wing, 59 Brockelman Road

Mr. John Wing stated that the property is currently vacant and for sale and was a consignment shop with an apartment attached. He went on to state that he and his wife are interested in purchasing the property but wanted to know what uses were allowed. Mr. Wing stated that he is looking at two different options with the property one would be a coffee shop/deli the other would be a day care.

Mr. Wing stated that the property is currently zoned residential.

Chair Rich stated that Zoning questions and uses should be directed to the Board of Appeals.

Ms. Noreen Piazza stated that under current Zoning restaurant use is not allowed in a residential area. Ms. Piazza stated that a day care would be allowed.

Chair Rich asked Mr. Wing which he would prefer to see at the location.

Mr. Wing stated that he would like to have a coffee shop.

Chair Rich suggested at a Zoning overlay be created in the area to allow for small restaurants and businesses and have it be added to Spring Town Meeting.

Ms. Piazza stated that she will do her best to draft an overlay district to include the Town Hall area down to the Post Office to allow for small business and restaurants and push to have it for Spring Town Meeting.

Discussion, Inconsequential Lot Changes

Ms. Piazza stated that the discussion of inconsequential lot changes come up at a previous meeting. Ms. Piazza stated that the Board looked into having a zoning change done at a town meeting to allow for inconsequential lot changes to be done without a special permit. The Board used a consultant to draft the warrant article and when town council reviewed the article there were too many changes that the Board pulled the article from the town meeting warrant. Ms. Piazza asked if the Board wanted to try to pursue the article again.

Mr. Russ Williston asked how many times this issue comes before the Board.

Ms. Piazza stated about one special permit every two to three years.

Ms. Piazza also stated that the Board should also look at IPod density changes. Ms. Piazza stated that the state is looking to have all city and towns change to a 14 units per acre, currently the town allows for 10 per acre.

Ms. Piazza stated that Mr. Winstanley is no longer pursuing his 20 per acre missed use development but stated the town should be proactive in changing the limits to attract development.

Chair Rich asked if Ms. Piazza could get information on these two items and try to get them ready for Spring Town Meeting along with the overlay district.

General Business

Minutes January 9, 2017

The Board reviewed the minutes from the January 9, 2017 meeting.

At 8:37 PM Mr. Phil Lawler made a motion to approve the minutes from January 9, 2017 meeting as written. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

Minutes January 23, 2017

The Board reviewed the minutes from the January 23, 2017 meeting.

At 8:38 Mr. Phil Lawler made a motion to approve the minutes from the January 23, 2017 meeting as written. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Adjourn

There being no further business the meeting adjourned at 7:06 PM

Respectfully submitted,

Heather Hampson
Office Manager