

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Prescott Building, Nashaway Meeting Room  
Monday, March 11, 2019

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

Absent: Frank Sullivan

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

List of Documents:

- Planning Board Agenda: March 11, 2019
- Shirley Water District Communication
- Proposed overlay district map
- Site Plan and Storm water Applications for both 438 & 0 Old Union Turnpike
- Drainage & Stormwater Calculations for 0 & 438 Old Union TPKE
- Review Memo by Michael Antonellis
- Email from Larry Shoer
- Email and cost summaries submitted by Scott Miller, Haley & Ward
- ANR for 679 George Hill Road (aka lots 1-7 Hill Top Road)
- 2018 Annual Report
- November 26, 2018 minutes

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

**1. Correspondence - Shirley Water District Letter dated January 16, 2019**

Michael Antonellis gave an update regarding the correspondence received by the Shirley Water District and stated that the current zoning bylaw is substantially in accordance with the recommendations set forth in 310 CMR 7.10 for zoning and non-zoning controls. Mr. Antonellis will follow up with the drainage component of certain uses as it pertains to Board of Health regulations for the next meeting.

**New Business**

**2. Poras Subdivision – New bond amount and general discussion on pump station per email sent by Scott Miller, PE**

Scott Miller, Haley & Ward Engineering, gave an update on the Poras Subdivision and discussed the capacity of the water pump station.

Garry Melanson was present to represent the interests of the Poras Subdivision. Mr. Melanson said he is okay with a condition that “No Certificate of Occupancy shall be given until the booster pump is online”.

Jeanne Rich gave an overview of what’s being asked of the board and that a bond should be put in place to protect the town and noted that the subdivision is now referred to as “Hawthorne Hills” with proposed “Hawthorne Lane”.

Larry Shoer, resident, was present to be heard and expressed concerns about water pressure in the surrounding area and wanted to be assured that the existing water pressure would not be impacted by the proposed.

Mr. Miller expressed that given the studies completed, that there should be no impact to the surrounding area’s water pressure.

Mr. Shoer expressed concerns regarding a swale that was put in place and resulting ponding.

Mr. Melanson stated that the swale will be returned to original condition by early summer.

Mrs. Rich made a motion to approve the bond amount of \$180,052 with the condition that no Certificate of Occupancy be granted until the pump station is in. Tom Christopher seconded the motion. The motion passed 4-0-0.

**3. 0 Old Union Turnpike – Site Plan and Stormwater Permit for proposed Ground-mounted solar**

Phil Lawler read the public notice into record.

Items #3 & #4 were taken contemporaneously with the understanding that they will require separate votes & motions upon approval or denial of the projects.

Bill Hannigan, Hannigan Engineering, present to represent the interest of both Pro-Tech and Zero-Point of each respective application before the board.

Mr. Hannigan gave an overview of the proposal which included a description of the current conditions of the land and the proposed conditions.

For the 0 Old Union Turnpike location there is a 25% slope proposed, 5 Megawatt units, access will be through Old Union Turnpike. Mr. Hannigan also discussed the logistics of the drainage basins located on site. The proposed fields will be vegetated by a mix of vegetation best suited for growth alongside PV panels, which will be low laying and kept to a maximum of 8 inches in height. Mr. Hannigan also discussed shade buffering and clearing and limits of disturbance.

Mr. Hannigan then discussed the possibility of providing house lots on the periphery of the project as the proposed site plan shows newly created lots fronting both White pond Road and Old Union Turnpike which do not have any proposed ground mounted Solar PV. There will be 28.6 acres of disturbance.

Mr. Hannigan then went through the Planning Director's memo and review of the project and had no substantial objection to what was noted.

Mrs. Rich stated concern regarding the Earth Products Removal bylaw. Mr. Antonellis to follow up.

Mr. Hannigan stated that street trees as required by the Site Plan bylaw are of no value to the site.

Ernest Mello, of Zero Point & 0 Old Union Turnpike, submitted literature regarding decibel levels to the board.

Mr. Hannigan stated that a security plan will be provided and that all utilities will be underground with the exception of electric heading to White Pond Road due to National Grid requirements.

Phil Lawler discussed continuation of the hearing to allow for engineering peer review of the proposal to include both site plan and drainage review.

Jennifer Leone, resident, present to state concerns high water table and any potential impacts.

Kaitlyn Drew, resident, present to state concerns regarding security of the site.

Mr. Lawler stated the applicant should coordinate with the Police Department regarding deliveries of material.

Tom Christopher left the meeting. No further discussion on the applications.

Upon a motion by Jeanne Rich and seconded by Russ Williston, the board voted 3-0-0 to continue to March 11, 2019.

4. **438 Old Union Turnpike – Site Plan and Stormwater Permit for proposed Ground-mounted solar**

See minutes above as items #3 & #4 were taken contemporaneously.

5. **General Business: Approval of 2018 Annual Report**

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 3-0-0 to approve the annual report.

6. **Approval Not Required plans (ANR) - Lot 1, 2, 3, 4, 5, 6, & 7 Hill Top Road (fka 679 George Hill Road)**

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 3-0-0 to endorse the plan.

**Other Business**

7. **New Correspondence**

No discussion.

8. **Discussion on drainage for SLA, 180-198 George Hill Road**

Mr. Antonellis stated that he has made attempts to contact SLA regarding a site inspection from Haley & Ward but has not been able to make contact.

Scott Miller was present to give the board an overview of the issues on the site and opined that the project is incomplete.

Mrs. Rich made a motion to authorize Haley & Ward to complete site inspection and report back to the board with findings. The motion was seconded by Russ Williston and the motion passed 4-0-0.

9. **372 Goss Lane – Special Permit & Site Plan approval requirements**

Katherine Holden was present to ask the board about details regarding the approval of the site plan and special permit. The board stated that the proposed materials for maintenance plan, plantings, and as-built survey would be acceptable.

**10. Lancaster Zoning Bylaws: discussion on proposed amendments, changes, by the board - Earth Products Bylaw**

Mr. Antonellis stated that the Board of Selectmen have proposed an overlay district for the existing uses in town specifically for earth products removal.

Mr. Williston stated that his intention was to renew the conversation by the board started previously regarding new bylaw language previously submitted by Mr. Christopher.

There was some discussion amongst the board regarding the allowed uses within the use table and if Earth Products Removal was allowed in every zone currently.

Mr. Antonellis stated that he would gather more information regarding the proposed overlay district prior to the next meeting.

**11. Vouchers**

The board voted 3-0-0 to endorse all vouchers.

**12. Signing decisions**

None.

**13. Minutes: November 26, 2018**

The board voted 3-0-0 to approve the minutes.

**Adjourn**

At 7:30 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 3-0.