

Approved: April 8, 2019

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Prescott Building, Nashaway Meeting Room  
Monday, March 25, 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 25, 2019
- Shirley Water District Communication
- Proposed Draft overlay district map
- Proposed Draft Earth Removal bylaw
- Site Plan and Storm water Applications for both 438 & 0 Old Union Turnpike
- Drainage & Stormwater Calculations for 0 & 438 Old Union TPKE
- Email and cost summaries submitted by Scott Miller, Haley & Ward
- February 11, 2019 minutes
- March 11, 2019 Minutes
- DLTA Draft Submittal
- Haley and Ward Voucher for services on Poras Subdivision

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

**Old Business**

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

Michael Antonellis informed the board that he looked over the Board of Health Regulations and confirmed that all the recommendation noted in the original correspondence have been accounted for. Mr. Antonellis spoke with Brian Goodman at the Shirley Water District and confirmed that the Town of Lancaster has met all the recommendations and no further action is required by the town.

**2. 0 Old Union Turnpike – Site Plan and Stormwater Permit for proposed Ground-mounted solar**

The board took up the continued items of 0 & 438 Old Union Turnpike for Site Plan and Stormwater Permit approval. The applicant was not present as the board was only opening the item to discuss the proposed peer review quoted by Haley & Ward.

Upon a motion by Jeanne Rich and seconded by Thomas Christopher the board voted 4-0-0 to accept the proposed summary and cost of work by Haley & Ward, submitted in an E-Mail by Scott Miller, P.E.

Upon a motion by Jeanne Rich and seconded by Thomas Christopher the board voted 4-0-0 to continue the public hearing & public meeting to April 8, 2019.

**3. 438 Old Union Turnpike – Site Plan and Stormwater Permit for proposed Ground-mounted solar**

See minutes above as items #2 & #3 were taken contemporaneously.

**4. General Business: Approval of Eagle Ridge escrow funds for legal fees**

Mr. Antonellis explained that the request before the board was to use the remaining escrow funds for the Approved Eagle Ridge Subdivision for the use of legal fees to create an easement for the connection of certain recreational trails. Mr. Antonellis explained that he spoke with Gary Melanson and who assured Mr. Antonellis that he is in support of the use of those funds for the proposed easement connection.

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 4-0-0 to support use of the escrow account funds for the stated purpose of creating and easement to connect recreational trails.

**Other Business**

**5. Lancaster Zoning Bylaws: discussion on proposed amendments, changes, by the board;**  
**a. Earth Products Bylaw & Overlay District**

Mr. Antonellis stated that he discussed the proposed overlay district with the Town Administrator and asserted that the intent of the proposed overlay is to support existing operations in town while restricting its use to those locations. Currently, Earth Products

Removal is approvable in any district within the town with the approval of a Special Permit through the Board of Selectmen's office.

Ms. Rich questioned if this would impact future solar projects given prior determinations of applicability of the Earth Products Removal bylaw.

Mr. Christopher commented on the existing operations in town.

No action taken by the board.

#### **b. Request for DLT Assistance**

Mr. Antonellis stated that there has been recent need for clarification regarding the allowing of alcohol within the town and how that permission relates to local land use and specifically the zoning bylaw. Is it worth including alcohol within the zoning bylaw or is it best left through the interpretation of existing bylaws and the creation of alcohol licenses through the select board.

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 4-0-0 to support the Request for DLT assistance and that the request be sent to MRPC for approval.

#### **6. Vouchers**

Upon a motion by Jeanne Rich and seconded by Russell Williston the board voted 4-0-0 to approve endorsement of the voucher for services performed by Haley & Ward.

#### **7. Signing decisions**

None.

#### **8. Minutes: February 11, 2019 - Minutes held for next meeting.**

**March 11, 2019** – Upon a motion by Jeanne Rich and seconded by Thomas Christopher the board voted 4-0-0 to approve the minutes.

#### **Adjourn**

At 7:39 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 4-0-0.