

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, February 27, 2017

Present: Jeanne Rich, Chair; Phil Lawler, Vice-Chair; Frank Sullivan, and Russ Williston

Absent: Thomas Christopher

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:00 PM

Discussion, Request for Public Road Acceptance Fort Pond Lane

Ms. Noreen Piazza stated that the petitioners for the Road Acceptance could not make the meeting tonight and have requested that the discussion be continued to the next meeting.

At 7:01 PM Mr. Phil Lawler made a motion to continue the discussion for the Request for Public Road Acceptance for Fort Pond Lane to the Boards next meeting on March 13th. Mr. Frank Sullivan seconded. No discussion. VOTE: 4-0-0.

Sign, Tree Removal Special Permit Discussion, Center Bridge Road

The Board signed the Special Permit Discussion for the tree removal along Center Bridge Road that was approved at the last Planning Board meeting.

Discussion, IPOD Overlay District

Ms. Piazza stated that she has drafted some changes to the IPOD Overlay District based on the previous request by developer of Lancaster Tech Park for a mixed use development. Ms. Piazza stated that the current residential zoning requirement of one unit per acre is not enough and has suggested a change of 15 per acre and 20 auto trips per day but stated that the auto trips needs to be looked at as 20 seems low.

Chair Rich asked if the increase to 15 per acre puts the town more in line with what the state is looking for.

Ms. Piazza stated that the state is looking for all cities and towns to have more affordable housing.

Mr. Phil Lawler stated that the units per acre looks good but the auto trips need to be looked at as 20 seems low.

Ms. Piazza stated that she will be double checking the calculations for the auto trips to ensure the numbers are correct.

Discussion, Center Village Overlay District

Ms. Piazza stated that she drafted a quick outline of what the Board expressed they wanted to see in the zoning overlay district.

Chair Rich went over what the Board is trying to do with the overlay for those that were present at the meeting stating that the overlay district would include the town hall area and the three buildings up to Packard Street to allow for restaurant and other business uses.

Ms. Piazza went over the outline which included small scale dining allowed, no changes to the outside of the existing buildings allow for existing apartments to stay, have a site plan be part of the process so things like parking, lighting, hours and signage can all be looked at. Ms. Piazza also included a list of other bylaws that will need to change if the overlay district goes forward.

Chair Rich stated that the size of restaurant will need to be looked at.

Ms. Piazza stated that she will take the comments from the Board and create a draft warrant article.

Discussion, Inconsequential Lot Changes

Ms. Piazza stated that the draft she had provided for the Board is the same zoning change that was proposed a few years ago. Ms. Piazza stated that the Zoning change will allow people to not have to go before the Zoning Board of Appeals for a minor lot line change and be able to go straight the Planning Board with an ANR plan.

The Board reviewed the old Zoning proposal, and had no comments.

General Business

Minutes February 13, 2017

The Board reviewed the minutes from the February 13, 2017 meeting.

At 7:40 PM Mr. Phil Lawler made a motion to approve the minutes from the February 13, 2017 meeting as amended. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-1, Mr. Frank Sullivan abstained.

Vouchers

The Board reviewed (2) vouchers from Haley and Ward Inc.

At 7:41 PM Mr. Phil Lawler made a motion to approve the voucher for \$617.93 from Haley and Ward to be paid from the North Lancaster LLC Escrow account. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

At 7:42 PM Mr. Phil Lawler made a motion to approve the voucher for \$2,107.34 from Haley and Ward to be paid from the Planning Board revolving account. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.

Next Meeting

Ms. Piazza went over the Board next meeting agenda which includes three requests for public road acceptance and the three zoning changes.

Adjourn

There being no further business the meeting adjourned at 7:50 PM

Respectfully submitted,

Heather Hampson
Office Manager