

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Prescott Building, Nashaway Meeting Room
Monday, April 22, 2019

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

Absent:

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

List of Documents:

- Planning Board Agenda: April 22, 2019
- ANR Plan for 438 & 0 Old Union Turnpike; by Hannigan Engineering
- Drainage & Stormwater Calculations for 0 & 438 Old Union TPKE
- Email Correspondence from Hannigan Engineering; re: 1340 Lunenburg Road
- Letter from Hannigan Engineering detailing changes to Site Plan
- April 8, 2019 minutes

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

Old Business

1. 0 Old Union Turnpike – Site Plan modification

Michael Antonellis, Planning Director, stated this item was placed on the agenda in error.

2. 438 Old Union Turnpike – Site modification

Michael Antonellis, Planning Director, stated this item was placed on the agenda in error.

3. 0 & 438 Old Union Turnpike – Approval Not Required

Upon a motion by Jeanne Rich and seconded by Frank Sullivan the board voted 5-0-0 to endorse the plan.

4. Correspondence

Mr. Antonellis explained that the board has the option to discuss correspondence if they choose and is not compelled to discuss correspondence. Mr. Antonellis informed the board that they board had received a communication from Hannigan Engineering discussing certain changes to a site plan approval for 1340 Lunenburg Road regarding roof mounted solar on proposed car ports.

After some discussion by the board, Mr. Antonellis explained that the board can offer to hear from Bull Hannigan, Hannigan Engineering, present, to discuss the changes as mentioned in the communication.

The board allowed Bill Hannigan to discuss the changes discussed in the email correspondence.

Mr. Hannigan gave an overview of all the proposed changes which included changes to the locations of the car ports, height increases of the solar panels and grading changes.

Phil Lawler, chair, asked about the grading.

Mr. Hannigan gave an overview of the proposed grading changes and discussed that more than 1 acre would be disturbed.

Mr. Antonellis stated that the change in height of the solar panels is not a de minimis change.

Tom Christopher asked about the proposed contour lines.

Mr. Hannigan provided clarification on details of the grading and a description of the visual appearance of the panels.

Russ Williston commented on the prior approvals of the project.

Mr. Lawler stated that the project would require a stormwater permit, that the location of the proposed panels are not an issue and would not require new approvals on their own, but that the height of the proposed panels and the new grading would require amendments to the site plan. Jeanne Rich, Russ Williston, Tom Christopher, and Frank Sullivan individually stated that they agreed with Mr. Lawler.

Mr. Antonellis stated that the stormwater permit will need to be advertised on May 3 and May 10 and that he will issue a memo to Mr. Hannigan detailing the conversation of the board.

5. Discussion – Earth Products Removal Bylaw

Mr. Antonellis provided description of the issue as presented in an email from Russ Williston.

Mr. Williston detailed his concerns regarding the interpretation of the Earth Products Removal Bylaw and the bylaw stating that the Planning Board should interpret when there is confusion as to the meaning of a bylaw.

The board discussed the intentions of the bylaw.

Jeanne Rich stated that the bylaw is there for the Building Commissioner to approach the Planning Board should the Commissioner decide to do so.

6. Minutes: April 8, 2019

Upon a motion by Tom Christopher and seconded by Jeanne Rich the board voted 5-0-0 to approve the minutes.

Adjourn

At 8:05 PM, Tom Christopher made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. VOTE: 5-0-0.