

TOWN OF LANCASTER
PLANNING BOARD
Prescott Building, Nashaway Meeting Room
Monday, April 23, 2018

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

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

List of Documents:

- Planning Board Agenda: April 23, 2018
- Concept Plan – Stainless Steel Coatings – 835 Sterling Road
- Planning Board Report – Amendment to Lighting Bylaw
- Planning Board Report – Amendment to Solar Bylaw
- Planning Board Report – Recreational Marijuana Bylaw (zoning bylaw)
- Planning Board Report – Recreational Marijuana Bylaw (general bylaw)
- Vouchers – KP Law, Haley and Ward
- Planning Board Draft Minutes: March 26, 2018

Chair Phil Lawler called the meeting to order at 7:01 PM.

Discussion, Concept Site Plan, Stainless Steel Coatings – 835 Sterling Road

Present: Robert Audlee, Stainless Steel Coatings; Chuck Budnick, Cabco Consult

Robert Audlee and Chuck Budnick circulated a concept plan for expansion of their current facility located at 835 Sterling Road. The expansion would be for additions at the rear and east sides totaling 7,000 SF. One addition area would be for the storage of raw and finished goods, and the other addition area would be for a new laboratory. Their process makes industrial-strength paints from a 50/50 combination of stainless steel flakes and resin. However, they will be going to a water-based resin in the near future.

They will also be re-configuring the loading dock area on the west side of the building to make it easier for tractor-trailer trucks to back in; they have 5-6 deliveries per day. The trucks then exit onto the adjacent Reliance Engineering site.

They will also be adding 7 more parking spaces. According to the zoning bylaws, there should be a total of 47 parking spaces for the overall square footage of the building, but they do not need these number of spaces for their employees and will request a waiver for the difference.

With the expansion, they would be able to employ an additional 9.5 employees (9 full-time, 1 part-time), including two new marketing specialists and one new chemist. Their total staff will be no more than 20 as they will be increasing their use of automation for certain processes over time.

Mr. Budnick then reported that they will be changing some of their stormwater treatments on the site by installing infiltration chambers which then pump the stormwater runoff into a detention basin.

Finally, they would like to add more vegetation at the rear of the site to provide adequate screening for the neighbors and a buffer for their facility.

The Board was satisfied with the concept site plan and agreed that they could waive the number of parking spaces. Mr. Audlee and Mr. Budnick thanked the Board for their time and said they will be submitting their final plan by the fall.

There was no further discussion on this matter.

Vote, Planning Board Reports for Annual Town Meeting

Noreen Piazza distributed copies of the draft reports to be read at the Annual Town Meeting on 5/7 for the four warrant articles, as follows:

- Article 11 – Amendment to Lighting Bylaw
- Article 12 – Amendment to Solar Bylaw
- Article 13 – Recreational Marijuana Bylaw (zoning bylaw)
- Article 14 – Recreational Marijuana bylaw (general bylaw)

The Board reviewed the reports and had no further changes.

At 7:40 PM, Jeanne Rich made a motion to approve the Planning Board reports for the Annual Town Meeting. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

General Business

At 7:50 PM, Jeanne Rich made a motion to pay the invoice from KP Law for \$472.50 for the marijuana bylaw review. Phil Lawler seconded the motion. No discussion. VOTE: 4-0-0.

At 7:52 PM, Jeanne Rich made a motion to pay the invoice from Haley and Ward for \$4,404.22 for revisions to the Stormwater Management Regulations. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

At 7:54 PM, Jeanne Rich made a motion to approve minutes from the March 26, 2018 Planning Board meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Adjourn

At 7:56 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Phil Lawler seconded the motion. No discussion. VOTE: 4-0-0.

Respectfully submitted,

Noreen Piazza, Planning Director