

Approved: May 11, 2020

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Remote Access Via Zoom
Monday April 13, 2020

Present: Phil Lawler, Chair, Jeanne Rich, Vice Chair, Russ Williston, Clerk, Tom Christopher, Carol Jackson

Absent:

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

List of Documents:

- Planning Board Agenda for April 13, 2020
- Approval Not Required Plan – 319 Brockelman Road
- Approval Not Required Form A – 319 Brockelman Road
- Email from Greg Jackson-Scenic Roads Bylaw for Lancaster dated February 20, 2019
- Email from Larry Shoer-Use Regulation Schedule §220-8.4 “Public, Health, Educational and Institutional uses” dated March 4, 2020
- Shoer-Chaisson Administrative Appeal – January 12, 2020
- Email from Tim Castner, April 13, 2020;
- Second Review Hamwey Engineering Inc.-Royal Estates, 2038 Lunenburg Road dated 2-24-20
- Memo to Phil Lawler, Planning Board Chair from Michael Antonellis dated February 24, 2020 concerning 82 Neck Road Special Permit-IPOD; Site Plan; Stormwater Permit
- Proposed Residential Development “Royal Estates” definitive plan dated 12-26-19 prepared by New England Engineering, LLC
- Elevations and Plans of proposed homes
- Stormwater Management Permit Application-Harbor Classic Homes 2038 Lunenburg Road
- Letter from The Engineering Corp (TEC) dated 12-27-19-2038 Lunenburg Road Trip Generation Evaluation
- Request for Continuance; 2038 Lunenburg Road

Public Hearing

1. 2038 Lunenburg Road – David King, Harbor Classic Homes - IPOD Special permit; Stormwater Permit and Definitive Subdivision

Items #1&2 were taken contemporaneously.

Public Meeting

2. 2038 Lunenburg Road – David King, Harbor Classic Homes - Site Plan

Upon a motion by Jeanne Rich upon written request by the applicant it was seconded and voted 4-0 to continue the hearing to April 27, 2020. Tom Christopher was absent from this agenda item.

Other Business

1. Approval Not required (ANR's)

a. 319 Brockelman Road

Tom Christopher joined the meeting.

Jeanne Rich expressed concerns regarding notation on the plan.

Ryan Bailey was present to represent the proposal and consented to continuing the item to April 27, 2020.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the agenda item to April 27, 2020.

2. Citizen / Historical Commission Request – Scenic Roads Bylaw

Greg Jackson was present to represent the petition.

Mr. Jackson made remarks in reply to DPW comments that the bylaw may inhibit regular roadside maintenance.

Tom Christopher asked for a provision that would increase the size of trees subject to the bylaw to 6 inch diameter at 4 feet of height.

Jeanne Rich asked if this would inhibit paving of roads.

Greg Jacksons stated that would be at the discretion of the Tree Warden.

Jeanne Rich wanted time to research similar bylaws and stated concern over process.

Phil Lawler stated a preference to reconsider the existing scenic roads list in conjunction with the new bylaw.

3. Request for Interpretation of bylaws from the Board of Appeals – regarding Poras subdivision appeals and the applicability of Section 220-8.4.A.

Jeanne Rich gave an overview of the issue and the request for an interpretation of the bylaw Section 220-8.4.A as it relates to a water pump station located on which George Hill Road services the Poras subdivision.

Carl Jackson asked a question about ownership of the parcel and structure.

Russ Williston stated that the pump is currently owned privately and referenced materials submitted by Larry Shoer.

Mr. Shoer stated that the pump house on eagle ridge is in private ownership and would need Town Meeting approval to make public.

Phil Lawler stated that he assumed the pump was approved through the Special Permit and Subdivision.

Mr. Shoer presented a summary of his findings concerning a letter he submitted to the board.

Mr. Lawler asked if a Special Permit would be required for the pump station.

Carol Jackson stated that the original decision of the subdivision made a condition that no structures be erected on the open space parcel.

Donald Chaisson stated that the pump station was approved without seeing any plans, it was constructed without a building permit, and read from a letter that he provided to the board.

Upon a motion by Russ Williston and Seconded by Carol Jackson the board voted 4-1, Jeanne Rich dissenting, to recommend to the Board of Appeals that Section 220-8.4.A should be interpreted as applying to the water pump station in question.

4. Updates from the Planning Director

Mr. Antonellis gave the board updates on District Technical Local Assistance and the Mass Downtown Initiative Grant.

5. Stormwater Permit – Erosion issues concerning 0 & 438 Old Union Tpke

Tom Christopher gave the board an overview of the erosion issues concerning the site.

Bill Hannigan, Hannigan Engineering, stated that they will work with Scott Miller, Haley and Ward, to mitigate.

Carol Jackson asked how did this happen.

Mr. Hannigan gave an overview of how the site was constructed and prepped.

Mr. Christopher discussed how the Conservation Commissioner will be handling this with the site.

6. Correspondence - none

7. Vouchers - none

8. Minutes:

- March 9, 2020 – no action

9. Signing decisions

Adjourn 7:38 PM.