

Approved: May 11, 2020

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Remote Access Via Zoom  
Monday April 27, 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 27, 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;
- Third and Fourth by Review Hamwey Engineering Inc.-Royal Estates, 2038 Lunenburg Road dated 4-13-20 & 4-27-20
- 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
- 2038 Lunenburg Road Response memo; Lighting; Building Rendering; Light Specs; Site Plan; Revised Plan Set; Drainage Report; Waiver Request List
- Request for Continuance; 2038 Lunenburg Road
- 0-438 Old Union Tpke; enforcement order by Conservation Commission; Pictures taken by Tom Christopher
- Proposed Scenic Roads Bylaw; email from Greg Jackson April 15, 2020; April 19, 2020; email from Frank Street April 27, 2020.

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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

Fred Hamwey gave an update regarding his reviews submitted to the board and made mention of the riverfront zone on the plan.

Carol Jackson asked a question about the intermittent stream.

Attorney for the applicant, Peter CampoBasso stated that the project will require a Notice of Intent filing with the Conservation Commission. He also stated that #2 of the engineer review can be incorporated into the conditions of approval.

Fred Hamwey stated it should be within the subdivision approval.

Attorney CampoBasso stated that the homes would be constructed within 2-3 years of the approval, the road would be constructed within 1 year.

Tom Christopher stated this was ok so long as the base coat is in after the utilities are installed.

Mr. Hamwey spoke about the parking spaces dedicated to the open space.

Jeanne Rich asked why the two open space parcels cannot be connected.

Kent Oldfield, engineer for the applicant, stated that the open space parcels can be connected with an easement.

Ms. Rich asked that the easement be posted in the field.

Mr. Oldfield stated the plazas will be noted with benches on the trail.

Attorney CampoBasso stated that open space dedication needs to be reviewed and approved by the Planning Board.

Ms. Rich asked about the status of Lot #1.

Mr. Hamwey stated that the drainage basin is within the Open Space parcel.

Russ Williston asked if there is still enough open space to satisfy the requirement.

Chair Lawler stated that the drainage basin does not require a special permit pursuant to Section 220-8.4.A.

The board opened the hearing to public comment.

Greg Jackson asked if the drainage basin will be public or privately owned.

Ms. Rich stated it would be private.

Mr. Christopher stated that the 2 open space parking spaces were ok.

Mr. Hamwey asked about the 2 spaces between lots #10 and 11.

Mr. Christopher stated a preference for crushed stone to be used for the parking at the Open Space.

Fred Hamwey continued with his review.

The board discussed a condition to remove snow within 48 hours of accumulated snow.

Attorney CampoBasso went through the waiver list that was submitted.

The board discussed the requested waivers and suggested to remove waiver to request a 40ft maximum and that waiver #13 does not require a waiver and should be removed.

Mr. Christopher stated a landscaping plan with low flowering 3-4ft high shrub.

Stephanie Stanton suggested specific types of plantings.

Ms. Rich stated that every driveway should have a light at the end of it in lieu of street lights.

Mr. Christopher stated preference for at least 4 species of non-invasive trees within the project.

Ms. Rich stated a preference to add a condition for different style homes throughout the project and no more than 2 homes shall be the same style positioned next to each other.

Victoria Petracca asked where the affordable housing units will be located, stated preference for the location of the affordable homes, stated preference to have the location to be deed specific, and that the affordability be in perpetuity.

The board then discussed a timeline for the construction of the affordable homes. The board agreed that 1 affordable units for every 8 homes built is acceptable.

Greg Jackson stated concern over small lot sizes, homes within the riverfront and water pressure.

Upon a motion by Ms. Rich and seconded by Mr. Williston the board voted 5-0 to close the public hearing.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to continue the hearing to May 11, 2020 with the approval of the applicant.

### Other Business

#### **1. Approval Not required (ANR's)**

##### **a. 319 Brockelman Road**

Upon a motion by Ms. Rich and seconded by Mr. Christophe the board voted 5-0 to endorse the plan and to allow Chair Lawler to be the only signature to endorse as representative of the board's vote.

#### **2. Citizen / Historical Commission Request – Scenic Roads Bylaw**

Ms. Rich stated a preference to table the item.

Mr. Christopher stated that he was ok reducing the diameter of what he previously suggested for the circumference of a tree and to remove Fort Pond Road from the scenic roads list.

Members Williston and Jackson stated a preference to support the language as drafted.

Members Lawler, Christopher and Rich stated a preference to take no action.

**3. Updates from the Planning Director**

Mr. Antonellis stated that FEMA was requiring updates to the Flood Map and subsequent local zoning. That there was a request to endorse a Scrivener's Error for 540 Brockelman Road.

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

Tom Christopher gave an overview of the issues at the site. Upon a motion by Jeanne Rich and seconded by Russ Williston, the board voted 5-0 to issue a Cease and Desist pursuant to the stormwater bylaw and stormwater permit approval on file.

**5. Correspondence - none**

**6. Vouchers - none**

**7. Minutes:**

- March 9, 2020 – no action

**8. Signing decisions**

Adjourn 10:50 PM.