

PLANNING BOARD MEETING MINUTES
VIA ZOOM

November 22, 2021

Present: Russ Williston, Chair, Carol Jackson, Roy Mirabito, Tom Christopher, and Peter Christoph

Staff Present: Debra Dennis, Community Planning and Development

List of Documents:

- Planning Board Agenda for November 22, 2021
- Public Hearing Continuance Request-Five SAC Self-Storage Corporation (U-Haul)
- ANR-1930 Shirley Road
- IPOD Bylaw Amendments
- Review of IPOD Bylaw Amendments by Michael Antonellis, Planning Consultant
- Zoning Change Article for Special Town Meeting, received from Select Board on 11/16/2021.
- Chairman Williston email reply to request from Select Board concerning Zoning Change Article for Special Town Meeting.
- Request for comments from Select Board concerning Toyota License Renewal
- Minutes -October 25, 2021, 6pm open session and October 25, 2021, Regular Meeting

.....

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

Attendance Roll Call: Carol Jackson here, Tom Christopher here, Peter Christoph here, Roy Mirabito here, and Russ Williston here.

Public Hearing Continued-Five SAC Self-Storage Corporation (U-Haul), applicant, seeks approval for a Stormwater Permit under the requirements of the Town of Lancaster Stormwater Control Bylaw Section 170-5, and Stormwater Management Rules and Regulation Section 305-5.

Peter Christoph made a motion to continue the public hearing until December 13th per the applicant's request. Carol Jackson seconded the motion. Roll Call Vote: Carol Jackson yes, Roy Mirabito yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.

Public Meeting

1930 Shirley Road: ANR. Application for endorsement of a plan believed not to require approval. (Continued from 11/8/2021)

Present: Seth Donahue for the applicant

Tom Christopher said an explanation of what you want to do would be helpful. Seth Donahue said it is a parcel swop between neighbors. It is conveying fourteen feet to 1930 Shirley Road. He said this would not make lot 2A to be in zoning compliance.

Tom Christopher made a motion to approve as submitted. Roy Mirabito seconded the motion. Roll Call Vote: Tom Christopher yes, Carol Jackson yes, Roy Mirabito yes, Peter Christoph yes, and Russ Williston yes.

IPOD Bylaw Amendments: Review proposed amendments to the IPOD bylaw, specifically changes proposed by the chair to allow all-business IPOD applications. Review feedback received from Town Planning Consultant, Town Counsel, and anything further received by meeting time. Take any action appropriate. (Continued from 9/13, 9/27, 10/25 and 11/8)

Chair Williston went over the review that Michael Antonellis submitted. Tom Christopher said this is not site specific. Chair Williston suggested that the Board not proceed with the IPOD changes at this time due to the Select Board proposing a North Lancaster zoning change article. The Board decided not to proceed with IPOD changes at this time.

Discuss Homeowners Trust Required at Hawthorne Hills Subdivision, off Hilltop Road and George Hill Road: update from the chair with info, if any, available at meeting time. (Continued from 10/25 and 11/8)-There were no updates at this time.

Town Planner: Review any info available on the start of the anticipated new town planner and preparations for that-Chair Williston said the Planner start date is January 3rd. He proposed the Board members put together a letter with details of what they would like to pursue in the next six months.

Review Violations and Active Orders:

201 Hilltop Road (Cease & Desist delivered, Awaiting Stormwater Permit Application)-Chair Williston discussed the waiver requests that was submitted for 201 Hilltop Road. The Board decided to send what was submitted to Town Counsel for review.

Chair Williston suggested stopping issuing new fines at this time since they are tied up with the Conservation Commission. Carol Jackson commented they can still submit a Stormwater Permit Application which would stop the fines. They have had time to submit.

Carol Jackson made a motion to issue fines to 201 Hilltop Road for the dates November 9, 2021-November 22, 2021. Peter Christoph seconded the motion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.

2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)-Tom Christopher said the site has been stabilized. He said Whitman & Bingham is reviewing the plans.

90 Duvall Road (Cease & Desist delivered, Stormwater Permit Application in progress)-Chair Williston said this is in progress.

Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged)-Chair Williston said there is no new information.

Correspondence

Zoning Change Article for Special Town Meeting, received from Select Board on 11/16/2021. Chair Williston said he replied to this by stating 220-63 Concept Plan requirements. -Chair Williston said this is a zoning change article on the Capital site. He said it is the Select Board's responsibility to compile information. Peter Christoph said the citizens that have reached out to him have said they will not vote for

a zoning change until the transfer of land has been done. Chair Williston said he has no updates on that. Roy Mirabito said the response of the concept plan is good. It will tell the residents what to expect on this property. Chair Williston said since this was not submitted by the Planning Board, they must produce a concept plan.

Request for comments from Select Board concerning Toyota License-Tom Christopher said there has been a massive consolidation of car and truck dealerships. The Board had no comments for the Select Board.

Vouchers-None

Minutes

October 25th, 2021 @ 6PM (Open Session)-**Carol Jackson made a motion to approve as submitted. Peter Christoph seconded the motion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.**

October 25th, 2021 @ 7PM (Regular Session)-**Roy Mirabito made a motion to approve as submitted. Carol Jackson seconded the motion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher abstained, Peter Christoph yes, and Russ Williston yes.**

November 8th, 2021 @ 7PM-These were not available.

Adjourn

Tom Christopher made a motion to adjourn. Roy Mirabito seconded the motion. Roll Call Vote: Roy Mirabito yes, Carol Jackson yes, Tom Christopher yes, Peter Christoph yes, and Russ Williston yes.

The meeting was adjourned at 7:58PM

Respectfully submitted

Debra Dennis