

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Town Hall Auditorium
Monday, May 20, 2019

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Thomas Christopher, Russ Williston, Carol Jackson

Absent:

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

List of Documents:

- Planning Board Agenda: May 20, 2019
- ANR Plan for 438 & 0 Old Union Turnpike; by Hannigan Engineering
- 456 High Street Extension Site Plan
- 456 High Street Extension Site Plan Planning Staff Memo
- 456 High Street Extension Site Plan DPW comments
- 456 High Street Extension Site Plan Application & Special Permit Application
- 456 High Street Extension photo submitted by applicant's Engineer
- 1340 Lunenburg Road Site Plan and Stormwater Application
- 1340 Lunenburg Road Site Plan and Stormwater plan
- 1340 Lunenburg Road Site Plan and Stormwater Planning Staff Memo
- Preliminary site plan for 0 Shirley Road by Fieldstone Land Consultants
- April 22, 2019 minutes
- Public Notice for Public Tree Removal advertised May 3 & May 10, 2019
- Listing of Trees to be removed for Public tree Removal prepared by National Grid
- CHAPA letter – first right of refusal
- Planning Board memo to DPW

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

Public Meeting - New Business

1. 1340 Lunenburg Road – Amendment to Site Plan

Bill Hannigan from Hannigan Engineering present to represent the application. Mr. Hannigan gave an overview of the changes from the last approved site plan including

location, number, size and height of the carports and solar panels. M. Hannigan discussed that the changes would provide for better snow removal, that the wetlands had been reflagged for the amendment to the plan and that there would be additional room to work around the canopies as a result of the changes.

Mr. Hannigan also went into detail regarding the height of the panels. Canopy #8 would be a height of 27.7 feet and all other panels would range from 24-25 feet.

Mr. Hannigan would have his client forward the specs of the proposed lighting to Planning and Building staff to ensure compliance prior to construction.

Mr. Hannigan discussed a 5 degree to 7 degree in height limitation and 28 ft limit regarding the panels.

Jeanne Rich made a motion and was seconded by Russ Williston to approve the amendment to the Site Plan with conditions outlined in the staff's memo, striking items regarding limitation on height and other items as discussed.

2. 456 High Street Extension – Site Plan & Special Permit

Vice chair, Jeanne Rich recused herself from the proceedings.

Carl Hultgren of Quinn Engineering was present to represent the application.

Mr. Hultgren gave an overview of the proposed changes on the site specifically relating to the reorganization of parking and the formalization of new parking. Mr. Hultgren noted that the site is within a flood zone and discussed the impact and mitigation of stormwater runoff. Mr. Hultgren explained that there would be a total reduction in curb cuts and addition of parking spaces. Mr. Hultgren then gave response to Planning Comments and DPW comments issued.

Mr. Antonellis stated that it is within the zoning bylaw that a landscape buffer be maintained along residential districts. Mr. Hultgren asked that a waiver be provided from that provision within the boards' ability to waive site plan requirements.

The board voted to open the public hearing regarding the requested special permit for a reduction in parking and to park within the front yard setback.

Mr. Hultgren explained that although the applicant is increasing total parking on site, the amount of parking is still less than what is required within the zoning bylaw. Also, that parking is forbidden within the front yard setback, but that the site is constricted by the amount of wetlands and floodplain on site.

No one from the public was present to comment on this matter.

Russ Williston made a motion to close the public hearing and was seconded by Tom Christopher, the board voted 4-0-0 to close the hearing.

Up a motion by Mr. Williston seconded by Tom Christopher the board voted 4-0-0 to approved the Special Permit.

Up a motion by Mr. Williston seconded by Tom Christopher the board voted 4-0-0 to approved the Site Plan and to waive the requirement to provide a landscape buffer along High Street Extension as shown on the plan.

Public Hearing

3. 1340 Lunenburg Road – Stormwater Permit

Bill Hannigan of Hannigan Engineering was present to represent the application.

Mr. Hannigan gave an overview of the direction that stormwater would shed during a rain event. No change in limit of disturbance would change as a result of the work, only grading which is the trigger for the stormwater permit relative to the 1 acre limit.

Mr. Hannigan explained that the southern area of the lot would see no significant grading.

Mr. Hannigan requested a waiver from providing stormwater calculations and a waiver from Peer review. Mr. Hannigan argued that there would be no significant change from the last stormwater permit the board saw, which still has those calculation on file and that those calculations were peer reviewed.

No one from public was present to comment on this matter.

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

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0-0 to approve the stormwater permit with the requested waivers.

4. Tree Removal of Public Shade Trees - National Grid – Main Street Langen Road, Goss Lane, Narrow Lane, Center Bridge Road, and Seven Bridge Road

Kevin Bartlett of DPW was present for the hearing.

Approved: June 10, 2019

Representatives of National Grid were present to represent the application. National Grid offered the list of trees to be removed to the board and asked if there were any questions.

Carol Jackson asked about the Emerald Ash Borer Beetle and ways to treat the trees for this.

Russ Williston asked how often a survey of the trees is completed. National Grid stated that it is every 4-5 years.

Sandy Duplease, Langen Road resident present to comment. Ms. Duplease stated her support for the work.

Phil Lawler asked how long it would take to complete the work.

Tom Christopher stated it is ok to remove Norway Maples which are invasive species.

Upon a motion by Jeanne Rich and Seconded by Russ Williston, the board voted 5-0-0 to close the public hearing.

Upon a motion by Jeanne Rich and Seconded by Russ Williston, the board voted 5-0-0 to approve the public shade tree removal.

Other Business

5. Preliminary discussion on proposed development on 0 Shirley Road (Assessor Map & Lot 005-0054.0)

Chris Guida and Jamie Vandyke were present to discuss the preliminary plan with the board. Mr. Vandyke gave an overview of the proposed business which is a storage pod-type business where the "pod" structures would be placed on site and stacked 2-high.

Mr. Antonellis asked if the plan could be inverted to have storage in the rear rather than the front and that landscaping along the frontage needs to be addressed.

Mr. Guida stated that given the conditions of the land the parking and storage configuration will need to be storage in the front.

6. Approval Not Required (ANR's) - 0 & 438 Old Union Turnpike

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 4-0-1, Carol Jackson abstaining, to endorse the plan.

7. New Correspondence

Mr. Antonellis discussed a memo issued to the DPW as a result of September 2018 Planning Board meeting.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0-0 to exercise first right of refusal to not purchase the property at Blue Heron development as described in a letter by CHAPA.

8. Vouchers

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0-0 to endorse the voucher for services by Haley and Ward.

Mr. Antonellis stated he would hold onto the other voucher from Haley & Ward to ensure the billing amount prior to board endorsement.

9. Discussion

a. Videotaping Meeting with SCLTV

Mr. Antonellis stated he would follow up with SCLTV given the board's willingness to have meetings video-recorded.

b. Earth Products Removal

Phill Lawler gave an overview of the prior discussions that have happened in previous meetings and discussed the issues regarding the request for a Planning Board Special Meeting in order to have an overlay district on for the Spring Town Meeting of 2019.

The board expressed a mix of concerns for any proposed new overlay district regarding that may be presented in the future, specifically regarding timeliness of the proposals to comply with MGL.

c. Summer Meeting Schedule

The board stated the next two meetings would be June 10 and July 8, 2019. The board would discuss August meetings at another meeting.

10. Election of Officers

Approved: June 10, 2019

Upon a motion by Jeanne Rich and Seconded by Tom Christopher the board voted 5-0-0 to keep the current officers as is.

11. Signing decisions

- 12. Minutes: April 22, 2019** – Upon a motion by Jeanne Rich and seconded by Tom Christopher, Carol Jackson abstaining, the board voted 4-0-1 to approve the minutes.

Adjourn

Upon a motion by Jeanne Rich and Seconded by Russ Williston the board voted 5-0-0 to adjourn at 9:02pm.