

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, March 27, 2017

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

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

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Chair Jeanne Rich called the meeting to order at 7:00 PM

**Continued Discussion, Request for Public Road Acceptance Fort Pond Lane**

Chair Rich stated that the Board had received an email from the Mr. Peter Hertel, one of the residents of Fort Pond Lane stating that the Citizen Petition will be withdrawn and they will try again in the fall.

**Discussion, Zoning Amendment, Center Village Overlay District**

Ms. Piazza stated that at the last meeting the Board was left with a draft of the zoning amendment and was asked to send comments in to the office. Ms. Piazza stated that she wanted to take the time at the meeting this evening to go over the comments that were sent to her by the Board members.

Ms. Piazza went over sections all the sections and different Articles for the Zoning Amendment.

The Board took some time and went over different uses for the area and discussed if they should be permitted, allowed with special permit or not allowed uses.

Ms. Piazza stated that she would like to send a mailing to inform those that live in the area of the proposed overlay district of the upcoming public hearing and what the Board is planning for uses in the overlay district.

**At 7:43 PM Mr. Phil Lawler made a motion to have the Zoning Amendment for the Center Village Overlay District move forward to Public Hearing and to send the draft of the zoning amendment to town council for review. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**Discussion, IPOD Overlay District and Inconsequential Lot Changes**

Ms. Piazza stated that she has included in the Board's packets for tonight's meeting the changes to the two proposed zoning amendments for the IPOD Overlay District and the Inconsequential Lot Changes. Ms. Piazza stated that she had emailed these out to the Board members prior to the meeting as well.

Both had very minor edits from town council and have been scheduled for public hearing at the next Planning Board meeting on April 10<sup>th</sup>.

**Discussion, Reports for Town Meeting, Devonshire Way and Eagle Ridge Public Road Acceptance**

Ms. Piazza stated that she had sent the Board members the reports for Town Meeting for the Devonshire Way Public Road Acceptance Warrant Article and the Eagle Ridge Public Road Acceptance Warrant Article. Ms. Piazza stated that Mr. Lawler is listed on the Reports as he will be the one reading them at Town Meeting since Chair Rich will be away.

**General Business**

**Minutes March 13, 2017**

The Board reviewed the minutes from the March 13, 2017 meeting.

**At 8:55 PM Mr. Thomas Christopher made a motion to approve the minutes from the March 13, 2017 meeting as amended. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0**

**Next Meeting**

Ms. Piazza stated that at the next meeting the Board will continue the hearings and site plan review for the Thayer Memorial Park as well as open the public hearings for the 3 zoning amendments for town meeting.

**Adjourn**

**There being no further business the meeting adjourned at 8:03 PM**

Respectfully submitted,

Heather Hampson  
Office Manager