

TOWN OF LANCASTER  
PLANNING BOARD  
Lancaster Community Center  
Monday, June 26, 2017

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

Also Present: Noreen Piazza, Planning Director

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

**Discussion – Center Village Overlay District**

*Present: number area residents*

Chair Phil Lawler stated the reason for the discussion tonight was to get area residents questions answered regarding the Center Village Overlay District Zone as well as hear concerns about the overlay.

Ms. Noreen Piazza stated that there were copies of the draft Zoning Overlay that was proposed at Town Meeting along with maps for those present to review.

Ms. Jeanne Rich stated that she was unable to attend Town Meeting but was concerned that the Town Meeting did not approve the proposed Overlay District stating that the Overlay would place the Town Hall and Community Center into compliance and allow for more future development of the area.

Chair Lawler opened the meeting to those present for comments.

Ms. Martha Schmidt, 115 Harvard Road, stated that she does not feel like the Center Village needs to be changed as she likes it how it is now, a quiet neighborhood.

Ms. Sarah Spencer, 674 Main Street, asked the Board what could be proposed in the area, and asked why the overlay not just proposed for Town owned buildings.

Ms. Rich went over the basics of the proposed Overlay and stated that if the Board proposed an Overlay district that only included the Town green area the Attorney General would not allow it due to spot Zoning for the Board made the Overlay larger to include buildings that are already being used or were used for a business in a residential area.

Mr. Dennis Murphy, 771 Main Street, stated that he was in favor of the Overlay District but was concerned that having too many restrictions within the Overlay District may keep businesses away.

Mr. Murphy asked if there was a plan for the Memorial School.

Selectman, Mark Grasso, stated that there is a reuse subcommittee that has been assigned the task to review the existing Town Hall and the Memorial School building to find a use for them.

There was a brief discussion regarding the possible uses for the Town Hall and the possibility of renovating the Memorial School for business use.

Several residents expressed concern with parking for proposed businesses and traffic concerns.

Mr. Piazza stated that the Town is now a Complete Streets town which allows them to get funding from MassDOT for improvements to the sidewalks and street crossing which is proposed along Main Street in the upcoming year.

Mr. Ford Ogden, 35 Packard Street, expressed concern regarding Thayer Field and stated that he felt that it should not be included in the Overlay District.

Many area residents agreed.

Ms. Sue Smiley, 183 Packard Street, stated that the town should focus more on bringing in businesses to the existing business districts in town and not on making new overlays.

Ms. Rich stated that the Board was approached by a town resident looking at one of the buildings along Main Street to open a coffee shop so the Board looked into an Overlay as a way to allow the use and put the Town buildings into compliance as well as follow what is in the Master Plan.

Mr. Lawler thanked those present for coming to the meeting and for their comments, stating that the Board will take them into consideration moving forward.

### **General Business**

#### **Vouchers**

**At 8:36 PM Ms. Jeanne Rich made a motion to approve the voucher for \$60 from Mead, Talerman and Costa review for review of Regulatory Agreement to be paid from the Jones Crossing Escrow account. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.**

**At 8:37 PM Ms. Jeanne Rich made a motion to approve the voucher for \$1,849.13 from Haley and Ward, Inc. for completing a Notice of Intent for MS4 requirements to be paid from Stormwater Revolving. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.**

**At 8:37 PM Ms. Jeanne Rich made a motion to approve the voucher for \$1,516.28 from Haley and Ward, Inc. for review of 1424 Lunenburg Road to be paid from North Lancaster LLC escrow. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.**

**At 8:38 PM Ms. Jeanne Rich made a motion to approve the voucher for \$2,824.59 from Haley and Ward, Inc. for review of the McGovern Boulevard Water System to be paid from Agway escrow. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.**

#### **Minutes June 12, 2017**

The Board reviewed the minutes from the June 12, 2017.

**At 8:39 PM Ms. Jeanne Rich made a motion to approve the minutes from the June 12, 2017 meeting as amended. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-1 Mr. Frank Sullivan abstained.**

**Adjourn**

**There being no further business the meeting adjourned at 8:40 PM**

Respectfully submitted,

Heather Hampson  
Office Manager