

Approved: July 27, 2020

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Remote Access Via Zoom  
Monday June 8, 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 June 8, 2020
- Review Memo-Definitive Subdivision Plan-702 LLC date June 8, 2020
- Review Memo-2038 Lunenburg Road-Special Permit, IPOD, Site Plan and Storm water Permit dated June 8, 2020
- MRPC Appointment Form
- McGovern Blvd Extension-Definitive Subdivision Plan dated 4-20-2020
- McGovern Blvd Drainage Plan done by Bohler dated May 1, 2020
- McGovern Blvd Definitive Subdivision Plan Application dated 5-5-2020
- **McGovern Blvd Extension-Public Hearing Notice**
- **Hawthorn Hills-BOH Comments date June 5, 2020**
- **Hawthorne Hills Preliminary Subdivision and Flexible Development Plan prepared by Ducharme & Dillis dated April 8, 2020**
- **Hawthorne Hills Preliminary Subdivision and Flexible Development Plan Narrative dated April 8, 2020**
- **Hawthorne Hills Public Hearing Notice-Preliminary Subdivision**
- **Hawthorne Hills Extension Request**
- **Harbor Classic Home designs-Willow, Chestnut and Cardinal**
- **679 George hill Road-BOH Comments dated June 5, 2020**
- **McGovern Blvd Bohler For C Application Request for Continuance; 2038 Lunenburg Road**

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Public Hearing

**Assessor's Map 32 - Lot 1 (F/K/A 679 George Hill Road-Hawthorn Hills) – applicant Brahmanada Saraswati Foundation - Special Permit for Flexible Development –**

**Applicant has requested postponement to July 13, 2020** A request for a continuation to the July 13, 2020 meeting was submitted. Mike Antonellis said a continuation is being requested because of an error in the posting of the Public Hearing in The Item. **Jeanne Rich made a motion to postpone the public hearing for Hawthorne Hills for the Special Permit for**

**Flexible Development and Preliminary Subdivision until July 13, 2020. The motion was seconded Russ Williston. VOTE: 5-0-0.**

**Continuation - 2038 Lunenburg Road – Harbor Classic Homes - IPOD Special permit; Stormwater Permit and Definitive Subdivision**-Present: *Peter Campobasso and Kent Oldfield for the Applicant*

Peter Campobasso said based on all the prior meetings and requests to continue was to give the applicant time to address the floor area and to address the river front buffer. On the new plans submitted there was a reduction of residential lots from 25 to 23 which will allow the applicant to meet the 75% floor area requirement. The area ranges from 1780 to 2200. Chair Lawler asked how this affects someone wanting to add an addition. Peter Campobasso said in the Special Permit decision there can be language included to restrict this and or on the homes there can be a deed restriction. Tom Christopher said a record of this needs to be given to the Building Inspector. An issue raised previously by a resident concerning the brook. The new revised plan takes all construction out of the 200 foot river area and 100 foot buffer area. The open space is now connected throughout the project. It would be the intention that it would be part of the Homeowners Association as far as the roadway and the trail. Tom Christopher said he visited the site and it flows into Fort Pond. He thinks the Conservation Commission will have some input of this plan. This project may have a way to go with the Commission. Peter said the applicant will be filing with the Conservation Commission. Peter Campobasso asked for the following the special permit for the integrated plan for the 24 lots with one being the office used and 23 for residential use. Ask the subdivision be approved as revised and ask the site plan to also be approved with the Planning Board approval prior to submitting the Building Permits. Carol Jackson asked if there are still 2 affordable units. Mr. Campobasso said yes.

**Public comments:**

Victoria Petracca-clarify concern wasn't just the brook it was the brook is a cold water fishery. She had concerns about the path that is close to the cold water fishery.

Greg Jackson-comments traffic issue- large truck and speed. He commented about issue with design reducing setbacks of homes. He commented about density bonus. He questioned any erosion control to stop the flow into the stream. He questioned why the driveways why not on the plan. Kent Oldfield said the roadway there is wide enough for two vehicles to exit off the roadway and exit off the proposed roadway. Storm water basin design does have erosion control. It meets the Mass DEP guidelines for Storm water management. We have standards we have to abide by. Driveways aren't put in because you don't know what kind of houses will be going in there. Driveways are not going over septic systems or cisterns.

Jeanne Rich commented the locations of the houses on the plans are only proposed. Kent Oldfield confirmed this.

Don Chaisson-resident questions how the Board can enforce stopping any further extension of homes. Peter Campobasso said the homes are different sizes. The special permit will be recorded at the registry of deeds which will have deed restriction as to size of home. The lot size is a good size house lot. It will blend in nicely with surrounding homes.

Don Chaisson questioned the affordable homes. Planning Board should know what types of homes and size of the homes. Peter Campobasso said the condition on the suggested language approved by Town Counsel is appropriate.

Stephanie questioned the labeling of the cold water fishery still being labeled as intermittent stream. Kent Oldfield said we are waiting for the season to make sure not dry yet. To prove it is not intermittent or is intermittent.

Carol Jackson said she wants the stream corrected on the plan and get everything on line before the Public Hearing is closed. Fred Hamwey said he is all set as long as his conditions are in there. Mike Antonellis said they are noted on the conditions.

A motion was made to close the hearing for the Special Permit for the IPOD, Definitive Sub Division and the Storm water Permit was made by Jeanne Rich. It was seconded by Russ Williston. VOTE: 5-0-0.

**A motion was made by Jeanne Rich to grant the Special Permit for the IPOD, to grant the Definitive Subdivision and approve the Site Plan and approve the Storm water Permit with the conditions set forth by in Mike's review approve by Town Counsel. Russ Williston amended the motion to include the three conditions and also #1 from his review letter. Jeanne Rich approved the amendment. Tom Christopher seconded the motion. Roll call vote: Phil Lawler-yes, Russ Williston-yes, Tom Christopher-yes, Jeanne Rich-yes and Carol Jackson-yes.**

**McGovern Boulevard Extension - Applicant 702, LLC (Assessor's Map 8 - Lot 45, Map 9 - Lot 4 and Map 14 - Lot 4D) – applicant 702, LLC**

*Present: John Kucich and Robert Depietri*

Tom Christopher recused himself from this hearing. He said he will be shutting down his video and stepped out of the room. Chairman Phil Lawler read the public hearing notice into the record thereby convening the meeting. John Kucich said the definitive plan is to extend the road about 350 feet long to allow two buildable lots on the parcel. Drainage was proposed. No water and sewer in the area. Propose street trees around perimeter of the roadway and some lighting. The purpose of the waivers is to minimize impact of the wetland buffers. The first waiver is the width of the street they proposed 26 feet which is consistent with the existing pavement width. The minimum width of a collector is 30 feet. Street trees spaced out about 90 feet apart which would allow for proper growth and eventual sustainability of the proposed trees. A 2:1 fill slope along the south easterly edge of the cul-de-sac and construction of retaining walls within the proposed right-of way. The slope and wall have been proposed to avoid additional impact to the adjacent resource areas and associated buffer zones. The last waiver is requested to allow for alteration of an existing 2:1 slope that is adjacent to the existing haul road for the existing gravel pit.

Jeanne Rich this is a definitive sub division plan before us at this time. Mike Antonellis said this has been sent out to Haley and Ward for peer review.

Public Comments: none

Approved: July 27, 2020

**A motion was made by Russ Williston to continue until July 13, 2020. Jeanne Rich seconded the motion. Vote: 5-0-0.**

**2038 Lunenburg Road – Harbor Classic Homes - Site Plan-***This was discussed and voted on above.*

**Assessor's Map 32 - Lot 1 (F/K/A 679 George Hill Road-Hawthorne Hills) – applicant Brahmanada Saraswati Foundation - Preliminary Subdivision - – Applicant has requested postponement to July 13, 2020-***This was addressed at the same time as the Special Permit for Flexible Development.*

#### Other Business

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

- **2680 North Main Street-Decoste**

John Farnsworth, Engineer for the owner hasn't submitted an application yet but would like to discuss a perimeter plan. He explained the area is adjacent to Route 117 abutting Assessor's parcel 10. There is no information on parcel 10. He stated the Registry of Deeds said they are comfortable with sealing it with an 81X. Appropriate to do as a perimeter plan. Jeanne Rich stated if it is it doesn't have to come before the Planning Board. John Farnsworth said he is trying to merge parcel 9, 10 and 12 as one parcel. Since three lots are being merged it needs to be an ANR.

#### Correspondence

- Appointment to MRPC- This was tabled.
- Don Chaisson requested time at the next meeting to review the Zoning Definitions of 20-3, 20-10 and 20-11, which is lot frontage and yard dimensions.
- Vouchers- None at this time.
- Minutes: None at this time
- Signing decisions-None at this time.

**A motion was made by Jeanne Rich and seconded by Tom Christopher to adjourn. VOTE: 5-0-0.**

The meeting was adjourned at 8:46pm.

Respectfully submitted

Debra Dennis