

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, March 28, 2016

Present: Jeanne Rich, Chair; Phil Lawler, Vice-Chair and Tom Christopher, and Frank Sullivan

Absent: Victor Koivumaki (Remote access via conference call)

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:04 PM.

Discussion, Citizen Petition Eagle Ridge Road Acceptance

Present: Kevin Bartlett, DPW Superintendent and several Eagle Ridge Area residents.

Chair Rich stated that Planning Board Member Victor Koivumaki will be participating via conference call.

Chair Rich informed those present that first she will have the person who filed the citizen's petition and then open the meeting to any other town department members and then open the meeting up for public comment.

Mr. Hans Kivijarv stated that the petition is asking the town to take over the four streets that make up the Eagle Ridge development, the pump station and parking lot. Mr. Kivijarv stated that the streets have been constructed to the Planning Boards subdivision standards and have been approved by the town engineer Haley and Ward. Mr. Kivijarv stated that the subdivision is a 55 and over community with no kids in the school system and the residents pay over \$850,000 in taxes a year.

Chair Rich asked if the detention ponds and basins are included in the request.

Mr. Kivijarv stated that the basins will stay with the homeowners association.

Ms. Noreen Piazza stated that if the petition includes sidewalks then the basins are included as well.

Mr. Kivijarv stated that if in order to get the roads and sidewalks taken over by the town the basins need to be included then they should be included in the request.

Chair Rich stated that she read through the Special Permit that was issued for the project that has been recorded with the Worcester County registry of deeds and it stated that the roads are to stay private in perpetuity.

Mr. Kivijarv stated that he understands that the special permit for the project does state that the roads are to remain private, but does not understand why since other projects have been allowed to have the roads accepted by the town as long as they are built to town standards.

Chair Rich stated that when the original developer come for permitting through the Board they asked to build more houses in a year then allowed by the town along with more houses within a subdivision. As part of the Board agreement to allow for the larger cluster development and accelerated building the roads where to remain private. The Eagle Ridge subdivision is the largest subdivision the town has.

Chair Rich opened the meeting to other town departments for comments.

Kevin Bartlett Superintendent for the Department of Public Works had a statement that he had prepared opposing the town accepting the roads at Eagle Ridge. Mr. Bartlett stated in his letter to the Planning Board that the accepting of the road ways would be a finical burden to an already financially restrained Public Works Department.

Mr. Victor Koivumaki stated that he was in complete support of the DPW and stated any additional financial burden that accepting the roads at Eagle Ridge would cause would be the issue of the entire town.

Chair Rich stated that the Home Owners Association wrote a letter in response to the DPW's letter.

Mr. Kivijarv stated that the letter basically questioned the amount the DPW is saying will take to maintain the roads.

Chair Rich and Mr. Kivijarv had a brief discussion regarding the Homeowners Association account and the ability of the association giving a portion of the money to the town for the maintenance of the roads.

Mr. Miller stated that if the sewer is transfer over to the town the town has no way to maintain the sewer since it is not a town department.

Chair Rich stated to those present that the sewer commission is a private entity separate from the town.

Mr. Thomas Christopher stated that the residents of Eagle Ridge bought their property knowing they were buying on a private way.

Mr. Jerome Hartke, 240 Mary Catharine Way, read a letter he had written in response to the DPW letter to the Board.

Mr. Bartlette stated that there many things that the DPW will have to maintain in the subdivision that will be an added cost to his department that is already at level funded.

Many other residents from the Eagle Ridge subdivision spoke regarding the cost to maintain the roads and the amount that they are residents pay to the town and the fact that they are a 55 and over community that does not add children into the school system.

Chair Rich stated that when the Board approved the plans for the project it was recorded in the deed that the roads where to remain private. Chair Rich stated that she does not feel that the Board can change the decision without holding another public hearing.

Mr. Phil Lawler stated that the subdivision, although approved before his time on the Board, was approved as a private way and should stay a private way as approved.

Mr. Christopher stated that he agrees with both Chair Rich and Mr. Lawler that the roads at Eagle Ridge should stay private.

At 8:33 PM Mr. Thomas Christopher made a motion to not support the petition as presented to the Board of Selectman. Mr. Phil Lawler seconded. No discussion. VOTE: 4-1-0. Mr. Victor Koivumaki voted Nye.

Ms. Piazza stated that she will draft a letter to the Selectman stating that the Board does not support the warrant article.

General Business

The Board reviewed the following information, Minutes from the February 22, 2016 meeting.

The Board reviewed the minutes from February 22, 2016.

At 8:43 PM Mr. Frank Sullivan made a motion to approve the minutes from the February 22, 2016 meeting as written. Mr. Thomas Christopher seconded. No discussion VOTE: 3-0-1. Mr. Phil Lawler abstained.

Adjourn

There being no further business the meeting adjourned at 8:44 PM

Respectfully submitted,

Heather Hampson
Office Manager