

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, July 10, 2017

Present: Phil Lawler, Chair; Thomas Christopher, and Russ Williston

Also Present: Noreen Piazza, Planning Director

Absent: Jeanne Rich, Vice-Chair and Frank Sullivan

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

Amended Site Plan, Thayer Memorial Park

Present: Win Clark, Recreation Committee

Mr. Win Clark stated that the splash pad is being added back into the master plan for the park due to grant requirements. Mr. Clark stated that the splash pad will be scaled down from the original and will be located within the playground. Mr. Clark also informed those present that the water usage would be similar to one to two households per year.

Ms. Noreen Piazza stated that a notation will be added to the plans to include the splash pad and a water meter.

Several of the area residents present had concern with the phasing of the project along with the details of the splash pad.

Mr. Clark informed them that the final construction plans have not been drafted at this time.

At 7:12 PM Mr. Thomas Christopher made a motion to approve the amended site plan for Thayer Memorial Park. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-0.

Site Plan Review, South Lancaster Academy

Present: Alton Stone, Alton Engineering

Mr. Alton Stone went through the proposed work to be done at South Lancaster Academy which includes parking improvements, reconstruction of the athletic fields, and improvements to the Stormwater.

Mr. Stone stated that the project has been through Conservation and Stormwater calculations were approved as a part of their review. Mr. Stone stated that since the Conservation Commission gave their approval of the plans the project has been scaled back quite a bit. They are not required to go back to Conservation.

Mr. Stone stated that Mr. Scott Miller from Haley and Ward reviewed the plans for the site for the Planning Board and submitted comments. Mr. Stone stated that he has no concerns with Mr. Miller's comments on the project and will submit a response letter.

The Board went over the comment letter from Mr. Miller.

Ms. Piazza stated that she received a call from an abutter today, which will be submitting a letter to the Board for the record, with concerns regarding the lighting on the property.

Mr. Miller stated that a lighting plan would only be needed if they are expanding the lighting on the property and would then need to meet the Planning Boards lighting bylaw.

Mr. Stone stated that there will be no new lighting proposed.

Mr. Stone asked the Board for a continuance to the meeting to allow for a response to Haley and Ward's comments.

At 7:46 PM Mr. Thomas Christopher made a motion to continue the public hearing to the Planning Board meeting on August 14, 2017. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-0.

Mr. Scott Miller suggested that a Stormwater Permit be filed for the project as well.

Mr. Stone stated that Stormwater was reviewed as part of the Conservation Commission filing last year.

Mr. Christopher agreed stating that the review that was done as part of the Conservation Commission filing was not enough and a Stormwater Permit needs to be issued for the work that will be done at South Lancaster Academy.

Discussion, Fort Pond Lane

Present: Peter Hertel, The Cove Homeowners Association

Mr. Peter Hertel went over the history of the development and the Planning Boards involvement over the last year regarding getting the private road completed by the developer so the Homeowners Association can apply for road acceptance by the town.

Mr. Hertel stated that the only thing missing is the as built plans for the road way.

Ms. Piazza stated that the plans have been completed by Whitman and Bingham but the developer has not paid for the work completed by Whitman and Bingham so they will not release the plans.

Mr. Hertel asked if there was anything the Planning Board could do in order to get the bill paid by the developer in order to have the as built plans.

Chair Lawler stated that there are two areas of concern for the development one being the as built plans and the other is the road acceptance.

Mr. Hertel asked if there was any way that the town could pay half and the homeowners association pays the other half.

Ms. Piazza stated that she will contact Whitman and Bingham to see how much is owed.

General Business

Vouchers

At 8:17 PM Mr. Russ Williston made a motion to approve the voucher for \$1750 from Hamwey Engineering for review inspections to be paid from the Jones Crossing Escrow account. Mr. Thomas Christopher seconded. No discussion. VOTE: 3-0-0.

Minutes June 26, 2017

The Board reviewed the minutes from the June 26, 2017.

At 8:17 PM Mr. Thomas Christopher made a motion to approve the minutes from the June 26, 2017 meeting as written. Mr. Russ Williston seconded. No discussion. VOTE: 3-0-0.

New Business

Comments, for Board of Selectman Pole Hearing Seven Bridge Road

Ms. Noreen Piazza stated that the Board of Selectman will be holding a Pole Hearing for National Grid to the placement of new poles along Seven Bridge Road.

Mr. Christopher stated that he will go out and review the area of the proposed new poles, but stated that he had concern that he plan did not list any tree cutting.

Adjourn

There being no further business the meeting adjourned at 8:30 PM

Respectfully submitted,

Heather Hampson
Office Manager