

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

Present: Jeanne Rich, Chair (arrived at 7:04 PM); Phil Lawler, Vice-Chair; Thomas Christopher, Frank Sullivan and Russ Williston

Also Present: Noreen Piazza, Planning Director

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Vice Chair Phil Lawler called the meeting to order at 7:02 PM

Chairman Rich did not participate in the discussion concerning Nathaniel Thayer Memorial Park due to her brother living across the street.

**Continued Review, Site Plan – Nathaniel Thayer Memorial Park**

*Present: David LaPointe, Beals & Thomas; Scott Miller, Haley and Ward, Inc. and a number of area residents*

**Continued Public Hearing, Special Permit, Nathaniel Thayer Memorial Park**

*Present: David LaPointe, Beals & Thomas; Scott Miller, Haley and Ward, Inc. and a number of area residents*

Vice Chair Phil Lawler stated that the Board had received a letter of a petition from the area citizens to the park regarding the proposed fields. Mr. Lawler stated that if anyone wanted a copy of the petition or wanted to review the petition it will be available at the Planning Board office.

Mr. Lawler also stated that there as another letter from a single resident stating that they wished to have their name removed from the petition.

Mr. Thomas Christopher read into the record a letter of disclosure and provided a copy of the disclosure for the file.

Mr. Win Clark, Thayer Memorial Park Committee, read a prepared statement to the Board and the residents present addressing many of the concerns that the residents have concerning the project. The statement addressed the lighting and the proposed soccer/utility field. Mr. Clark stated that they field has been moved further away from the property line. Mr. Clark stated that the utility field as also be reduced in size and plans have changed to allow for more walking trails and trees/plantings to keep a small park feel to the property as requested by the abutters.

There was a brief discussion among the residents present and Mr. Clark regarding trees in the park and proposed parking.

Mr. Phil Lawler asked a question regarding the phasing of the project regarding their relationship to other projects.

Mr. Clark stated that each phase of the project is independent of the others so nothing will be left unfinished if the project stops after a phase or two for a few years.

Area residents expressed concern with the removal of the existing basketball court as it is heavily used and concern with the court being removed and not replaced for some time.

Mr. Clark stated that the plan for the park keeps all sport fields and courts together.

Mr. Dan Lapin, of 45 Packard Lane stated that several of the area residents hired a lawyer to represent them.

Mr. John DeBrocke, Esquire asked the Board members for permission to speak on behalf of the residents on concerns they have with the overall plans. Mr. DeBrocke stated that the residents are concerned with parking, traffic, maintenance of the fields, setbacks, and the possibility of lighting on the fields.

Mr. Thomas Christopher stated that the Board should move forward with the public hearing on the field setbacks.

Mr. David LaPointe stated that the original plan had the proposed soccer field within 20 feet of the property line. The new plan had the field pulled further back and is now 75 feet from the property line, but still does not meet the Zoning requirement of 150 feet.

Mr. Lawler asked if the field on the property has been used as a soccer field in the past.

Mr. LaPointe stated that the field that is currently on the property has been used as a field in the past.

**At 7:41 PM Mr. Russ Williston made a motion to close the public hearing. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.**

**At 7:43 PM Mr. Thomas Christopher made a motion to grant the Special Permit for the Thayer Memorial Park. Mr. Russ Williston seconded. The Board had a discussion regarding withdrawing the Special Permit application stating that the fields should be grandfathered since they had been used for soccer in the past. There was an issue with not being able to withdraw the permit due to the former Town Administrator, Ryan McNutt, being the applicant for the Special Permit. VOTE: 4-0-0.**

The Board moved onto Site Plan review for the project.

Mr. LaPointe went over the changes to the plan since the last meeting was back in October. Mr. LaPointe stated that the Thayer Memorial Park Committee held an informational meeting to discuss and work through the issues and concerns that the area residents have with the plans for the park. The proposed lighting of the fields have been removed from the plan at this time only lighting for parking and access ways for safety are proposed. Mr. LaPointe stated that all the comments from Haley and Ward have also been addressed.

Mr. Clark stated that the parking light will be on a timer as well.

Mr. LaPointe stated that the Conservation Commission has issued an Order of Conditions for the project.

Cliff McMullan stated that he feels a traffic study is needed for the added traffic in the area as well as concern over the possibility of lights on the fields in the future.

Mr. Lawler stated that the Board will not be discussing lights as they are not on the updated proposed plan at this time.

Ms. Beth Ordung from Haley and Ward Inc. informed the Board that all outstanding items have been addressed.

Several area residents expressed concerns with the phasing of the project, the maintenance of the park, and utility field.

Mr. Lawler asked Mr. Clark if it would be possible to temporarily have the basketball court on the existing tennis courts.

Mr. Clark stated that he will look at the tennis courts to see if it will need to be resurfaced.

**At 8:20 PM Mr. Thomas Christopher made a motion to approve the site plan for the Thayer Memorial Park with the condition that any change to the current phasing schedule will need Planning Board approval. Mr. Russ Williston seconded. No discussion. VOTE: 4-0-0.**

**Chair Rich returned to the meeting at 8:23 PM**

**Public Hearing IPOD Overlay District**

*Present: Several Area Residents*

**At 8:24 PM Chair Jeanne Rich read a public hearing notice for a zoning bylaw amendment to the Integrated Planning Overlay District (IPOD) to increase the housing density thresholds from one (1) unit per acre to fifteen (15) units per acre and to increase the maximum auto trips from fifteen (15) trips per acre to twenty (20) trips ends per acre.**

Chair Rich explained to those present what the amendment to the Zoning Bylaw would do if it passes and stated that a developer approached the Board with a plan showing a development that would need the increase to build.

Several residents expressed concern over sewer and water for the North Lancaster Area.

Chair Rich stated that whoever develops the area would need to either construct private sewer on site or try to get a sewer line in from an adjacent town same with water.

Ms. Cathy Peirce asked how many IPOD areas are in Lancaster.

Ms. Noreen Piazza stated that there are three different IPOD areas in town.

There was a brief discussion regarding the type of development and amount to residents the increase could bring into the town.

Ms. Piazza stated that currently in IPOD Zoning areas no more than 20 percent of the area can be residential as well as 25 percent must be open space.

Ms. Jen Leone, from 1 Holiday Lane, stated that she did not feel the town should change zoning for one developer.

Ms. Piazza stated that she has spoken to several developers looking at property in the IPOD Over District and all have asked about increasing the units per acre.

Ms. Piazza stated that the IPOD Overlays are located in Enterprise Zoning Districts the overlay allows for residential to be built in them; the overlay makes the area for ready for development.

**At 8:58 PM Mr. Thomas Christopher made a motion to close the public hearing for the IPOD Overlay District. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

#### **Public Hearing Center Village Overlay District**

**At 8:59 PM Chair Jeanne Rich read a public hearing notice for a zoning bylaw amendment to add the Center Village Overlay District to the Zoning Bylaws.**

Chair Rich went over the details of the proposed overlay including the location, and all buildings that will be included. Chair Rich stated that the Overlay would bring all town buildings into compliance for food service and would attract other business to the area like a small coffee shop or Co-op.

Ms. Jen Leone, 1 Holiday Lane, asked if the overlay includes Thayer Memorial Park.

Chair Rich stated that it does include the park and will make the park compliance for any food service that may occur at a concession stand.

Ms. Piazza went over some of the basics of the bylaw stating that it only allows for business within the existing footprint of the buildings, a drive through will not be allowed and site plan review by the Planning Board will be required for each use.

Chair Rich went over the buildings that will be included in the overlay, which includes town hall the Prescott building, Community Center, Library, Memorial school, Thayer Memorial Park, Bulfinch church Post Office, World Farmers Market building and the old Joyce's Flooring building.

Mr. Robert Johansen, 20 Barnes Court, asked what impact the zoning change would have on the church.

Ms. Piazza stated that the zoning change will allow for church dinners to be legal under zoning.

There was a discussion between the residents of the area and the Board members regarding the parking for any businesses, added traffic and size of business operation.

Chair Rich informed the residents present that when the Planning Board conducts a site plan review parking, traffic, size and hours of operation are all looked at and can be modified to fit within the area they are being proposed.

**At 9:45 PM Mr. Frank Sullivan made a motion to close the public hearing on the Center Village Overlay District. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

### **Public Hearing, Inconsequential Lot Changes**

**At 9:37 PM Chair Jeanne Rich read a public hearing notice for a Zoning Bylaw Change to allow for inconsequential lot changes.**

Chair Rich explained to those present what the change in the bylaw will do by combining two nonconforming lots to create a single nonconforming lot without going to the Zoning Board of Appeals but allow for just an ANR plan to be approved by the Planning Board.

Mr. Michael Sczerzen asked if this passes what would stop a homeowner from making a hammerhead lot.

Mr. Lawler stated that the lot change cannot make a conforming buildable lot.

**At 9:45 PM Mr. Frank Sullivan made a motion to close the public hearing for the Zoning Bylaw Amendment for Inconsequential Lot Changes. Mr. Phil Lawler seconded. No discussion. VOTE: 5-0-0.**

### **Discussion, Inconsequential Lot Changes**

**At 9:46 PM Mr. Phil Lawler made a motion to move forward to Town Meeting with a favorable report for the Lot Change Bylaw Amendment. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.**

### **Discussion, IPOD Overlay District**

**At 9:47 PM Mr. Thomas Christopher made a motion to move forward to Town Meeting with a favorable report for the IPOD Overlay District Bylaw Amendment. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.**

### **Discussion, Center Village Overlay District**

Mr. Lawler stated that he liked the idea of the overlay district but does not feel it is ready to move forward to town meeting.

Mr. Christopher stated that a complete overlay should be brought to town meetings and without the full support of the abutters the overlay should be tabled.

**At 9:51 PM Mr. Thomas Christopher made a motion to table the Center Village Overlay District Zoning Change to next town meeting. Mr. Phil Lawler seconded. Both Mr. Frank Sullivan and Russ Williston stated that they would like to see the zoning change move forward. VOTE: 2-3-0.**

**At 9:53 PM Mr. Russ Williston motion to move forward to Town Meeting with a favorable report for the Center Village Overlay District. Mr. Frank Sullivan seconded. No discussion. VOTE: 3-2-0.**

Ms. Noreen Piazza stated that she will draft the reports to be read at town meeting for all three zoning changes.

### **General Business**

**Minutes March 27, 2017**

The Board reviewed the minutes from the March 27, 2017 meeting.

**At 9:50 PM Mr. Phil Lawler made a motion to approve the minutes from the March 27, 2017 meeting as amended. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-1, Mr. Frank Sullivan abstained.**

**Adjourn**

**There being no further business the meeting adjourned at 9:59 PM**

Respectfully submitted,

Heather Hampson  
Office Manager