

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Nashaway Meeting Room, Prescott Building
Monday, August 12, 2019

Present: Phil Lawler, Chair; Russ Williston, Clerk, Carol Jackson

Absent: Jeanne Rich, Vice Chair, Tom Christopher

Staff Present: Michael Antonellis, Director of Planning and Community Development
Katharine Lacey, MassHousing Partnership

List of Documents:

- Planning Board Agenda: August 12, 2019
- 19 Woodland Meadow Drive – Site Plan, Site Plan Application, Special permit Application, Mass Renewables Solar Panel Specifications and elevations, staff review memo
- 0 Shirley Road – Site Plan, Site Plan Application, Stormwater permit Application, Stormwater Review Calculations, staff review memo
- Zoning Map of 114 Main Street
- Proposed warrant language for zoning map amendment
- Memo by Board of Selectmen dated July 31, 2019 – Brockelman Road & Main Street Utility Pole
- Letter from Christine Mirabito
- Form A & ANR Plan – 0 & 438 Old Union Turnpike
- Memo by Board of Selectmen dated July 31, 2019 – Brockelman Road 61A
- Memo by Board of Selectmen dated July 31, 2019 – George Hill Road 61A
- Letter from Victoria Petracca dated August 12, 2019
- Memo by Board of Selectmen dated July 29, 2019 – Mill Street Utility Pole
- Memo by Board of Selectmen dated July 31, 2019 – Lunenburg Road Utility Pole
- MA EPA Ch 91 notice – 2029 Lunenburg Road
- WPA notice – Town of Clinton
- Massachusetts Historical Commission – notice of nomination to National Register of Historic Places

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

Public Meeting - New Business

1. 19 Woodland Meadow Drive – Special Permit for Ground Mounted Sola

Present to be heard were Chad Chviek of Mass Renewables, Darin & Judy Uruliak.

Mr. Chviek gave an overview of the application and described the potential impacts to adjacent properties including noise.

Mr. Antonellis informed the applicant that only 3 members of the board were present and the application will require 4 affirmative votes to pass. The applicant decided to open the hearing and allow for a fourth member to qualify for voting at the next hearing by utilizing the Mullins rule.

The board had no outstanding questions for the applicant.

Mr. Antonellis asked for clarification regarding the removal of trees.

Mr. Lawler opened the hearing to public comment.

Present to be heard was Bill O'Neil of 43 Woodland Meadow Drive. Mr. O'Neil stated his preference to maintain the existing arborvitae that divides the properties.

Mr. Lawler offered to the applicant to continue to the September 9, 2019 meeting and the applicant agreed.

Upon a motion by Russ Williston and Seconded by Carol Jackson the board voted 3-0 to continue the hearing to September 9, 2019.

2. 0 Shirley Road (Assessor's Map 5, Lot 54) – Stormwater Permit

The petitioner for this project failed to appear before the board. The board opened the hearing to allow public comment for the benefit of abutters who showed up to the meeting.

Paul & Julie Hendley were present to be heard. Mr. Hendley asked about minimum distances from residential uses.

Mr. Antonellis explained that there is no minimum distance from the proposed use, and setbacks only apply to structures. Also, that it was staff's suggestion that the proponent maintain a substantial vegetative buffer between the residential properties and the proposed use.

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted 3-0 to continue the hearing to September 9, 2019.

Public Meeting

3. 19 Woodland Meadow Drive – Site Plan

Upon a motion by Russ Williston and Seconded by Carol Jackson the board voted 3-0 to continue the meeting to September 9, 2019.

4. 0 Shirley Road (Assessor's Map 5, Lot 54) – Site Plan

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted 3-0 to continue the meeting to September 9, 2019.

5. Approval Not Required (ANR's) - 0 & 438 Old Union Turnpike

David Leroy, Hannigan Engineering, was present to answer question by the board.

Upon a motion by Russ Williston and Seconded by Carol Jackson, the board voted 3-0 to endorse the plan.

6. Discussion

a. 450 Old Union Turnpike – Determination on applicability for Site Plan Approval

The board tabled this item to the next meeting.

b. Preliminary Discussion on Inclusionary Zoning Bylaw

Katharine Lacey, Mass Housing Partnership, was present to assist the board with questions they may have.

Mr. Antonellis gave an overview of where the Planning Board is in the process of proposing this bylaw as it relates to a larger context regarding affordable housing in town.

Ms. Lacey discussed the possibility of amending the IPOD district to require a certain percentage of affordable housing within proposed multi-family developments, rather than going forward with a new bylaw.

The board discussed interest in pursuing both the IPOD amendment and the proposed new bylaw.

Mr. Williston began to take the board through the proposed bylaw language and discuss changes.

The board discussed several changes to the bylaw which will be reflected in new draft language.

There were comments and questions from the audience directed to both the board and Ms. Lacey regarding “fees in lieu of affordable units” as well as general informational questions regarding the purpose of an Inclusionary Bylaw. Residents acknowledge by the board to speak were Greg Jackson, Richard Trussell, and Patrick Sullivan.

The board discussed scheduling Public Hearings for Both bylaw changes and instructed Mr. Antonellis to schedule a Public Hearing for the amendment to the Zoning Bylaw.

c. Preliminary Discussion on proposed bylaw changes and zoning map changes the board would like to prioritize – Including rezoning Main Street South of AUC as a Business Zoning District

Mr. Antonellis discussed amending the zoning map to include 114 Main Street, a currently vacant commercial building previously used as a Cumberland Farms. The board directed Mr. Antonellis to schedule a Public Hearing for the proposed zoning map change but to first check with the legality of such change with Town Counsel.

Mr. Antonellis requested input from the board regarding support to begin researching rezoning a portion of South Lancaster from Atlantic Union College on Main Street continuing south until the Clinton line. The zoning change would likely include a discussion regarding the implementation of Village District zoning, or something similar. Mr. Antonellis also explained that rezoning AUC could provide preservation benefits as the college building are of value to the town.

The board directed Mr. Antonellis to initiate community engagement and first steps towards discussions with the public about potentially rezoning the area.

7. MJTC Nomination

Upon a motion by Russ Williston and seconded by Carol Jackson, the board voted 3-0 to nominate Michael Antonellis.

8. New Correspondence

Mr. Antonellis went through the correspondence to the board, which included a letter from a concerned resident, board of selectmen memos, notices for application to the Town of Clinton, and Mass Historical nominations of properties in Lancaster.

9. Vouchers

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted to endorse all vouchers.

10. Signing decisions

None to sign

11. Minutes - July 8, 2019

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted 3-0 to approve the minutes.

Adjourn

The board adjourned at 9:15 PM.