

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, August 14, 2017

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Frank Sullivan, Thomas Christopher, and Russ Williston

Also Present: Noreen Piazza, Planning Director

Chair Phil Lawler called the meeting to order at 7:04 PM

Public Hearing Stormwater Permit, South Lancaster Academy

Present: Alton Stone, Alton Engineering, Jeff Linthwaite, Southern New England Conference and Scott Miller, Haley and Ward

At 7:05 PM Chair Phil Lawler read a public hearing notice for an petition by Alton Engineering (agent) and South Lancaster Academy (applicant) for a Stormwater Management Permit pursuant to the Lancaster Stormwater Management Bylaw, in order to redevelop the parking areas, athletic fields, and install utilities and Stormwater controls at 180-198 George Hill Road, Lancaster, MA further identified on Assessor's Map 37 as Parcel 160A.

Mr. Alton Stone stated that he had submitted both pre and post construction run off calculations as part of the application, which was reviewed by the town engineer, Mr. Scott Miller from Haley and Ward, Inc. Mr. Stone stated that in all but the 2 year storm the calculations showed either less or equal run off. Mr. Stone stated that no BMP's are proposed as part of the plan but drainage improvements will be made and erosion control measures are also proposed all as part of the proposed site plan.

Mr. Scott Miller stated that most of the items for Stormwater area covered under the site plan or in the Conservation Commission's Order of Conditions that was issued for the project. Mr. Miller stated that due to the fact that more than an acre of land is proposed for disturbance a Stormwater Permit was needed.

At 7:10 PM Ms. Jeanne Rich made a motion to close the public hearing for the Stormwater Permit for South Lancaster Academy. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

At 7:10 PM Ms. Jeanne Rich made a motion to issue a Stormwater Permit for South Lancaster Academy for the work proposed. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

Continued Site Plan Review, South Lancaster Academy

Present: Alton Stone, Alton Engineering, Jeff Linthwaite, Southern New England Conference and Scott Miller, Haley and Ward

Mr. Alton Stone stated that he has submitted revised plans to the Planning Board and that all the changes that have been made are in red.

Mr. Stone went through all the changes on each of the three plans sheets with the Board. Mr. Stone stated that the changes have been made per Scott Millers first comment letter dated July 7, 2017, which included details to drainage swales, and additional gravel subbase for new que lane to meet with Planning Board road standards.

Mr. Stone had a question regarding Mr. Miller's comment letter on comment three regarding the need for an additional 5 foot shoulder for the que lane and requested a waiver to the requirement.

Mr. Miller agreed with the Mr. Stone's request stating it is not necessary to have.

Mr. Stone asked the Board if there is any appeal period for a Site Plan approval as the Academy would like to start construction of the que lane and newly proposed entrances before school begins in a few weeks.

Ms. Noreen Piazza stated that Site Plan Approvals have no appeal periods.

Mr. Miller stated as part of one of his comments on the Site Plan the Department of Public Works needs to permit the curb cut and should be made aware of any road work that will be done to a public way.

Mr. Jeff Linthwaite stated that he will contact the Department of Public Works to inform them of the project and get any appropriate permits from them.

Ms. Piazza stated that the Police Department should also be informed in case any detail is needed for traffic disturbance.

Ms. Jeanne Rich asked how long the entire project would take to complete.

Mr. Linthwaite stated that they are hoping to complete the que lane this fall and the fields would be done next summer so about 12 to 18 months.

Mr. Phil Lawler asked if any was proposed lighting changes to address the neighbors' concerns discussed last meeting about light coming from the area.

Mr. Linthwaite stated that no new lighting is proposed with the project but stated that there are 3 lights that face the parking area that can be shielded to help with any glow that might occur.

Ms. Rich asked Mr. Miller about the turnaround that is needed per his comments on Maple Street.

Mr. Miller stated that per the Planning Board Regulations for a loading dock it is not allowed for the trucks to back up on a public way.

Mr. Stone stated that loading dock will not be constructed for some time and will only have a few small box trucks a week and not be a busy loading dock.

Mr. Les Aho, Atlantic Union College, expressed concern for the proposed removal of a gate at the end of Maple Street for the possible truck traffic as it helps keep people away from the power plant at the college and suggests that it remain in place.

Mr. Linthwaite stated at the time the loading dock is constructed he will speak with Atlantic Union College to see if they can work out something with the gate.

Ms. Rich stated that she would approve the site plan with the loading dock removed from the plan and once the loading dock is ready for approval to have South Lancaster Academy come back to the Planning Board with an amended site plan.

There was a brief discussion among the applicant and the board members regarding the loading dock.

Mr. Stone stated that he will submit new plans to the Planning Board with the loading dock removed.

At 7:50 PM Ms. Jeanne Rich made a motion to approve the site plan for South Lancaster Academy with the following conditions: a final plan set will be submitted to the Planning Board with all changes discussed at the meeting, shields will be place on the three exciting lights that light the parking area, per Haley and Ward, Inc. letter dated August 14, 2017 condition #3 additional five foot shoulder is deemed unnecessary, all work pertaining to the queue lane must be completed by November 15, 2017, the entire proposed project must be completed in three years for date of vote, task #4 as listed on the plan set will be removed as the loading dock will not be constructed at this time, at the time the loading dock is proposed the applicant must come back for an amended site plan approval and due to the removal of the loading dock comment 9 on Haley and Ward's letter will be removed. Mr. Thomas Christopher seconded No discussion. VOTE: 5-0-0.

Discussion, Lot Improvements, Located off of Jungle Road

Present: James Simpson, LLEC, Inc., Owner

Ms. Piazza stated that she asked Mr. James Simpson to come into a meeting to explain his thoughts for developing his land located on Jungle Road.

Mr. James Simpson stated that he has 38 acres of vacant land on Jungle Road on the opposite side of Route 190 that is located in the Light Industry 2 zone as well as the grounds mounted solar and medical marijuana overlay districts. Mr. Simpson stated that for the past several years he has been operating a earth product removal company on the site but is looking to develop the site as the operation is winding down. Mr. Simpson stated that his issue with the property is the lack of frontage.

Mr. Simpson stated that he has been in contact with his abutter to see about purchasing land in order to get frontage for the property but wanted to come before the Planning Board first to ensure they would be ok with his plans before making an offer.

Mr. Simpson stated that she left that the permihe looked at Section 220-61(F) of the Zoning Bylaws for a back land, hammerhead lot, but it states that it is only for residential use.

Mr. Thomas Christopher stated that the location of the property would be good for the waiver as there are no abutters.

Ms. Jeanne Rich stated that the permission for the exception to Section 220-61(F) should come from the Zoning Board of Appeals as a use variance. After a variance is granted then the Planning Board could meet to discuss an ANR plan.

Ms. Rich suggested talking to Mr. Scott Miller the Chair of the Zoning Board of Appeals to verify.

Mr. Simpson stated that he will contact Mr. Miller and see if he does indeed need to go before the Zoning Board, and thanked the Board for their time.

Discussion, Recreational Marijuana Bill

Ms. Piazza stated the Mr. Russ Williston asked her to place this on the agenda for the Board to discuss the new law that went into effect. Ms. Piazza stated that she sent out copied of the complete law back in November when the law was passed.

Mr. Williston stated that other area towns have been passing recreational marijuana bylaws that restrict the sale of recreational marijuana and wanted to bring this to the Boards attention as the Town should act as well before a shop is proposed in town.

Ms. Piazza stated that the Board has some options they can do nothing, put a moratorium in place or create a bylaw that restricts or not allows the sale.

Mr. Williston stated with other area towns not allowing the sale it opens Lancaster up as a place to go since we have no bylaw in place.

Ms. Rich agreed and stated that the Board should try to do something sooner than later.

Ms. Piazza stated that Fall Town Meeting is being scheduled for the first Monday in October so in order to get on the Warrant the public hearings for an proposed bylaw would have to be on the agenda for September. Ms. Piazza stated that she will draft a warrant article and place the first public hearing on the Planning Boards agenda for September 11th.

Discussion, Board of Selectmen comments on Pole Hearing, Prescott Street

Ms. Piazza stated that the Board of Selectmen will be holding a pole hearing next Monday August 21st for pole relocation on Prescott Street and is looking for comments from other Town Boards.

At 8:41 PM Mr. Jeanne Rich made a motion to approve the voucher for \$1035.51 from Haley and Ward, Inc. for Stormwater Review for 1424 Lunenburg Road to be paid from the Planning Board Revolving account. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.

Discussion, Escrow Account Closures

Ms. Piazza stated that she went through all the open Escrow accounts that the Planning Board currently has and has come up list of accounts that can be closed.

Ms. Piazza stated that the list of accounts was given to the Board members in their packets for the meeting tonight and includes Bouchard Traffic Mitigation, JB Hunt Traffic Mitigation and JC Madigan all of which have a zero balance. The two accounts that will be given a refund are the Windsor Heights Escrow account and the Wing Escrow accounts both project are limited in size and have been completed.

At 8:39 PM Mr. Jeanne Rich made a motion to close all five accounts as mentioned and issue refunds of the remaining balances were due. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

General Business

Vouchers

At 8:40 PM Mr. Jeanne Rich made a motion to approve the voucher for \$2045 from Hamwey Engineering for review inspections to be paid from the Jones Crossing Escrow account. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

At 8:40 PM Mr. Jeanne Rich made a motion to approve the voucher for \$5290 from Litterio Landscape Design, Inc. for plantings at the Shirley Road Solar array to be paid from the Shirley Solar Escrow account. Mr. Frank Sullivan seconded. No discussion. VOTE: 5-0-0.

At 8:41 PM Mr. Jeanne Rich made a motion to approve the voucher for \$1855.20 from Haley and Ward, Inc. for Site Plan Review at South Lancaster Academy to be paid from the Planning Board Revolving account. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.

At 8:41 PM Mr. Jeanne Rich made a motion to approve the voucher for \$1035.51 from Haley and Ward, Inc. for Stormwater Review for 1424 Lunenburg Road to be paid from the Planning Board Revolving account. Mr. Thomas Christopher seconded. No discussion. VOTE: 5-0-0.

At 8:41 PM Mr. Jeanne Rich made a motion to approve the voucher for \$1627.23 from Haley and Ward, Inc. for updated Stormwater Permit Notice of Intent for the Town of Lancaster to be paid from the Planning Board Revolving account. Mr. Russ Williston seconded. No discussion. VOTE: 5-0-0.

Minutes July 10, 2017

The Board reviewed the minutes from the July 10, 2017

At 8:43 PM Mr. Russ Williston made a motion to approve the minutes from the July 10, 2017 meeting as written. Mr. Thomas Christopher seconded. No discussion. VOTE: 3-0-2, Ms. Jeanne Rich and Frank Sullivan abstained.

Discussion, Agenda 8/28/2017

Ms. Piazza went over the next meeting agenda with the Board.

Adjourn

There being no further business the meeting adjourned at 8:50 PM

Respectfully submitted,

Heather Hampson
Office Manager