

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, August 28, 2017

Present: Phil Lawler, Chair; Jeanne Rich, Vice-Chair; Tom Christopher, Russ Williston

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

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

Review, Approval Not Required (ANR) Plan, Mountain Laurel Lane – 2 Lots

Present: Mark Wheeler, David E. Ross Associates; Hank Amibile, 9 Mountain Laurel Lane

Mark Wheeler, representing David King, owner of 6 Mountain Laurel Lane, presented a plan for property located at 6 and 9 Mountain Laurel Lane entitled "Plan of Land in Lancaster, MA, surveyed for David L. King, dated August, 2017".

The ANR application was presented for the following lots:

- Lot 1A containing 3.50 ± acres, with approximately 225 feet of frontage on Lunenburg Road.
- Parcel A containing 11,547 sq. ft. (.26 ± acres), with approximately 63.65 feet of frontage on Mountain Laurel Lane.

Mr. Wheeler explained David King is conveying a portion of Lot 1A to Mr. Amibile at 9 Mountain Laurel Lane to give him more water frontage on Fort Pond.

At 7:10 PM, Jeanne Rich made a motion to approve the ANR Plan for the Lot 1A and Parcel A. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

Public Hearing, Special Permit for Ground-mounted Solar Array and Site Plan Review, 372 Goss Lane

Present: None

Phil Lawler recused himself from the hearing as he a direct abutter to the project.

At 7:20 PM, Vice-Chair Rich opened the public hearing by reading the following hearing notice:

In accordance with the provisions of M.G.L. Chapter 41, Sections 81T and 81U, the Lancaster Planning Board will hold a public hearing in the Public Meeting Room of the Lancaster Community Center (behind Town Hall at 695 Main Street) on **Monday, August 28, 2017 at 7:00 PM** to hear and act upon the following matter:

A petition by Jason Chretien, Boston Solar (Representative), 55 Sixth Road, Woburn, MA 01801 and Katherine Holden (owner), 372 Goss Lane, Lancaster, MA 01523 for the following:

A Special Permit pursuant to Section 220-76 (Ground-mounted Solar Photovoltaic Installations) relative to the installation of a 12.8 kilowatt ground mounted solar array for residential use.

The proposed site is located at 372 Goss Lane in the Residential Zoning District and is identified on the Assessor's Map 37 as Parcel 60.B

It is noted that the Planning Board will conduct a Site Plan Review relative to this matter on August 28, after this public hearing.

A copy of the petition and accompanying documents are on file at the Lancaster Town Hall, Community Development and Planning Office, 695 Main Street, Lancaster, MA. The office can be reached at 978-365-3326, Extension 1310.

Phil Lawler, *Chair*
Lancaster Planning Board

Ms. Rich then read a request from Katherine Holden, owner of 372 Goss Lane, to continue the public hearing to September 11, 2017 as there would not be a quorum of members to vote on the matter that evening.

At 7:25 PM, Tom Christopher made a motion to open the public hearing for 372 Goss Lane. Russ Williston seconded the motion. No discussion. VOTE: 3-0-0.

At 7:27 PM, Russ Williston made a motion to continue the public hearing for 372 Goss Lane to the September 11, 2017 regular meeting of the Lancaster Planning Board. Tom Christopher seconded the motion. No discussion. VOTE: 3-0-0.

At 7:28 PM, Chair Lawler returned to the meeting.

Discussion, Fort Pond Lane Punch List

Present: Joyce Ryan, 53 Fort Pond Lane; Jim McLaughlin, 55 Fort Pond Lane

Ms. Noreen Piazza reported that she has been trying to follow up on the outstanding invoice that the developer, Bob Hakala, has with Whitman & Bingham to complete the as-built plans, set the bound locations, and install the bounds. As of 8/15, Whitman & Bingham reports that the as-built plans are 100% complete, and the bound positions have been set. The bounds themselves are not installed and will not be until the bill is paid. At our request, Whitman & Bingham as sent us a copy of the invoice. They continue to try and reach Mr. Hakala but he does not return calls.

Ms. Piazza also circulated a copy of the letter from Town Counsel, Kopelman & Paige, from September 2016 that requests that Mr. Hakala remit funds to the Town to cover the cost of the remaining work on the subdivision.

After some discussion, the Board voted to authorize Ms. Piazza to call Mr. Hakala to try to expedite the payment of the invoice.

At 7:38 PM, Jeanne Rich made a motion to authorize Noreen Piazza to call Mr. Hakala regarding the payment of the outstanding invoice. Tom Christopher seconded.

There was then discussion on amending the motion to authorize a phone call and then send a certified letter as follow-up.

At 7:41 PM, Tom Christopher made a motion to authorize Noreen Piazza to call Mr. Hakala, to be followed by a certified letter, regarding the payment of the outstanding invoice. No discussion. VOTE: 4-0-0.

Discussion, Zoning for Municipal Buildings

Jeanne Rich introduced the topic of proposed zoning changes to cover the various present uses for the municipal buildings located on the Town Green, including the Town Hall, Prescott Building, Memorial School and Community Center.

The Board reviewed some comments shared by Scott Miller, Chair of the Board of Appeals, on how to procedurally secure the zoning relief for bringing these buildings into compliance with the Zoning Bylaws. The Board also took comments from two members (Jay Moody and Joe D'Eramo) of the Memorial School Re-Use Committee who reported that the Memorial School will be on the Special Town Meeting warrant on October 2, 2017 to place that building into surplus.

After some discussion, the Board decided to poll the building supervisors for each of the Town Green buildings to see what future uses there may be for each of these facilities. Noreen Piazza will send out a letter to gather these lists and have them available for the Planning Board meeting on September 25, 2017.

There was no further discussion on this matter.

Signature, Stormwater Management Permit, South Lancaster Academy

The Board signed the Stormwater Management Permit for the South Lancaster Academy site renovation project. The Board had previously voted on the decision at their meeting on August 14, 2017. The decision will now be submitted to the Town Clerk for the requisite 20-day appeal period.

Discussion, Lancaster Trail Guides

Noreen Piazza withdrew the discussion from the agenda.

General Business

The Board reviewed the following information: (1) Joint Planning Board/Board of Selectmen/Board of Health minutes from the February 13, 2017 meeting; (2) Planning Board minutes from the August 14, 2017 meeting.

At 8:20 PM, Jeanne Rich made a motion to accept the minutes from the February 13, 2017 joint meeting of the Planning Board, Board of Selectmen and Board of Health. Tom Christopher seconded the motion. No discussion. VOTE: 4-0-0.

At 8:25 PM, Jeanne Rich made a motion to accept the minutes from the August 14, 2017 meeting of the Planning Board. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Adjourn

At 8:30 PM, Jeanne Rich made a motion to adjourn the Planning Board meeting. Russ Williston seconded the motion. No discussion. VOTE: 4-0-0.

Respectfully submitted,

Noreen Piazza
Planning Director