

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, April 25, 2016

Present: Phil Lawler, Vice-Chair; Victor Koivumaki and Tom Christopher

Absent: Jeanne Rich, Chair and Frank Sullivan

Also Present: Noreen Piazza, Planning Director

Vice-Chair Phil Lawler called the meeting to order at 7:01 PM.

Discussion, Urban Fill Repositories

Ms. Piazza stated that the discussion of urban fill was brought to the Board several months ago. Ms. Piazza stated that at this point if the Board wants to move forward with allowing or not allowing Urban Fill a change would have to be made to the Zoning Bylaws.

Mr. Thomas Christopher gave the Board a history of the DEP's approval and permitting of urban fill, including workshops that were held to help develop standards and regulations. Mr. Christopher stated that DEP has created a general list of regulations to allow the fill to be brought into towns.

Ms. Piazza stated that the Board will need to decide if urban fill is something they would like to see come into town and if so how they would permit it.

Mr. Christopher stated that he feels there is some benefit to the town in permit fees and fill for old quarry sites.

Ms. Piazza stated that she had brought the issue before the Earth Product Removal Committee since the handle the removal of materials in town.

Mr. Christopher stated that there is room for a joint discussion with Earth Product Removal Committee.

Mr. Lawler asked if under current bylaws if it is a legal use in town to bring in dirt.

Ms. Piazza stated that it is currently a prohibited use and would need to be changed in the Zoning Bylaws to allow and permit.

Mr. Christopher stated that he drafted materials for the Board to review that include a boiler plate permit application and regulations.

Mr. Lawler stated that Mr. Christopher's drafts were very helpful. He went on the state that the Board needs to decide if this is something they want to allow in town.

Mr. Koivumaki stated that there is no need to act on a policy tonight since there are no requests before the Board for such an activity. Mr. Koivumaki suggested that the Board look into whether urban fill would be beneficial for the town before allowing.

Mr. Lawler agreed with Mr. Koivumaki.

Discussion, Eagle Ridge

Mr. Koivumaki wanted to speak to the Board regarding the last meeting. Mr. Koivumaki stated that since he was not at the meeting but communicating via conference call some of his concerns or comments may not have been heard.

Mr. Koivumaki wanted to know how many roads in town are private but built to Planning Board subdivision standards. Stating that the Board allowed other subdivisions as long as they were built to town standards to go from private to public roads.

Mr. Lawler agrees with Mr. Koivumaki regarding the roads at Eagle Ridge being built to town standards, but stated that the development was allowed with the condition it would stay private.

Discussion, Economic Development Self-Assessment Tool

Ms. Piazza stated that in the Board members have packets with information regarding the Self-assessment tool including a description of the program along with a power point presentation about the program.

Ms. Piazza stated that the town has received \$500 DLTA grant to help pay for the program. The total cost of the tool is \$4,500, which means the Board if they would like to pursue with the program would have to pay \$4,000 out of the revolving fund.

Ms. Piazza stated that the Town of Clinton has already completed the program and feels it could help the town with exploring ways to bring business to town. Ms. Piazza stated that the Economic Development Committee is in favor of the Self-Assessment Tool.

The Board members would like to take some time and review the information Mr. Piazza provided to them before making a decision on the program.

The discussion will be continued to the next meeting on May 23rd to allow the Board time to review the information.

Stormwater Certificate of Completion, J.C. Madigan

Ms. Piazza stated that the project has been completed for some time and that she has been working on getting the owners to apply for the Certificate of Completion for the Stormwater Permit. Fred Hamwey from Hamwey Engineering reviewed the as built plans and after a few corrections were made has signed off on the plans.

At 8:15 PM Mr. Thomas Christopher made a motion to issue a Certificate of Completion for J.C. Madigan at 460 Old Union Turnpike. Mr. Victor Koivumaki seconded. No discussion. VOTE: 3-0-0.

General Business

The Board reviewed the following information, (1) Minutes from the March 28, 2016 meeting and (2) Vouchers from Hamwey Engineering, Inc.

The Minutes from March 28, 2016 were tabled to the next meeting on May 23, 2016

The Board reviewed the two invoices from Hamwey Engineering, Inc.

At 8:17 PM Mr. Thomas Christopher made a motion to approve the voucher from Hamwey Engineering, Inc. in the amount of \$90.00 for work performed at J. C. Madigan as part of the Stormwater review. Mr. Victor Koivumaki seconded. No discussion. VOTE: 3-0-0.

At 8:18 PM Mr. Thomas Christopher made a motion to approve the voucher from Hamwey Engineering, Inc. in the amount of \$480.00 for work performed at J. C. Madigan as part of the Stormwater review. Mr. Victor Koivumaki seconded. No discussion. VOTE: 3-0-0.

New Business

Discussion, Town Meeting

Ms. Piazza stated that the proposed solar bylaw will be on the warrant. Ms. Piazza stated that she will prepare a report for the meeting on behalf of the Planning Board. Ms. Piazza started that the Board spent a lot of time drafting the proposed bylaw and would like to make sure all those present at Town Meeting are well informed.

Discussion, Next Planning Board Meeting May 23, 2016

Ms. Piazza went over the items for the next agenda with the Board.

Adjourn

There being no further business the meeting adjourned at 8:24 PM

Respectfully submitted,

Heather Hampson
Office Manager