

TOWN OF LANCASTER  
Joint Meeting with PLANNING BOARD, BOARD OF SELECTMAN,  
and BOARD OF HEALTH  
Lancaster Community Center  
Monday, February 13, 2017

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

Board of Selectman Present: Stanley Starr Jr., Chair, Walter Sendrowski, Clerk; and Mark Grasso Jr.

Board of Health Present: Steve Piazza, Chair; David Dunn, Clerk; and Bill Brookings, Health Agent

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Chair Stanley Starr called the Board of Selectman meeting to order at 6:00 PM

Chair Steve Piazza called the Board of Health meeting to order at 6:00 PM

Vice-Chair Phil Lawler called the Planning Board meeting to order at 6:02 PM

**Discussion, North Lancaster LLC, update on Department of Environmental Protection Application**

*Present: Thomas Bovenzi, Esq. and Steve Boucher, Owner*

Chair Stan Starr asked Chair Steve Piazza where the Board of Health stood on the project for the Dunkin Donuts.

Chair Piazza stated that the Board of Health is waiting for direction from the Department of Environmental Protection as they have taken over jurisdiction on the property and have not released it to the local authority.

Chair Starr read into the record a letter from DEP dated January 20, 2017 regarding the site.

Mr. David Dunn stated that even if the Board of Health was given the permitting authority of the property there is no water on the site and a septic permit cannot be issued without a water source.

Mr. Thomas Christopher stated that as a member of the Conservation Commission he has walked the site with the applicant and his attorney. Mr. Christopher stated that the Planning Board has approved the site plan for the Dunkin Donuts and a gas station. Mr. Christopher stated that the Board is aware of water issues in the area but the Board has been told by the developer that there are plans to bring water into the area with a well.

Chair Rich stated that the Board is in favor of development on the lots and the Planning Board approved the site plans with the understanding that they are individual lots not a large project.

Mr. Thomas Bovenzi went over the plans for the two properties on the site on McGovern Boulevard. Mr. Bovenzi stated that the proposed Dunkin Donuts and the proposed gas station will each have their own well.

Mr. Bovenzi stated that DEP is looking at the entire site build out and not as individual lots as Mr. Steve Boucher is marketing them as.

Chair Stan Starr that the Board of Health has expressed concern for water to the development.

Mr. Bovenzi stated that a well permit will be applied for, for the development.

There was a brief discussion regarding permitting of wells on the property for the development.

Mr. Bill Brookings asked if the Dunkin Donuts will own the property or will there be a lease.

Mr. Bovenzi stated that they will own the land.

Mr. John Shea, representative for Mr. Boucher went over the details of the discussions his client has had with DEP over the past few months.

Chair Starr asked how many people at DEP are involved discussions over the septic on the development.

Mr. Shea stated that there were five people present at the last meeting and they are still waiting to hear from that meeting any kind of result.

The Board members present had a discussion with the representatives from the developer grading what they would like to see the town.

Mr. Bovenzi stated that a letter to DEP from the Boards present stating that they are in favor of development in the area and the plans may help DEP make a decision in the case.

Chair Starr stated that the Boards present draft a of letter in support of development in the North Lancaster area and send the letter to DEP. Chair Starr stated that the chair from each Board will sign the letter and each board will review the letter before it is signed.

**Adjourn**

**The Board of Selectman adjourned at 6:55 PM**

**The Board of Health adjourned at 6:56 PM**

**The Planning Board adjourned at 6:57 PM**

Respectfully submitted,

Heather Hampson  
Office Manager