



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

RECEIVED
By Amie Martin at 11:42 am, Feb 24, 2022

7:00 P.M., Monday, February 28, 2022
Remote Access Via Zoom
Amended

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/83305355874>
Meeting ID: 833 0535 5874

Administrative

- 1. Attendance Roll Call**

Public Hearing

- 2. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan – Haley Ward is performing the Engineer Review.**
(Continued from 12/13/2022, 1/24/2022 and 2/9/2022).
- 3. Continued Hearing: North Lancaster, LLC for approval of an Amended Definitive Plan-Phase 2 entitled “McGovern Boulevard Phase II: Roadway Construction in Lancaster Mass,** relative to the roadway construction for the approved Definitive Subdivision (Continued from 7/7/2021, 7/26/2021, 9/27/2021, 12/13/2021 and 1/24.2022)

Public Meeting

- 4. Approval Not Required (ANR) – 381 Main Street –** the applicant is seeking to create two lots from one lot so each primary structure on the site is on it's own lot.
- 5. Follow-up discussion on proposed 40R district and bylaw with member(s) of the Lancaster Affordable Housing Trust**
- 6. MBTA Communities Multi-Family Housing District Requirement:**
 - a. Demo of presentation that the Planning Director will provide to the Board of Selectmen before May.**
 - b. Review “MBTA Communities” Multi-Family Housing District Requirement**
Review any new information available at meeting time. (Continued from 1/24/2022 and 2/9/2022)
- 7. Review Violations and Active Orders:** Review and respond as appropriate to any new information received by meeting time and consider assessing fines where applicable for new or ongoing stormwater violations at:
201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress)
2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)
Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged)

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •
978-365-3326 ext. 1310 • Hours of Operation: Mon 9a.m. - 5 p.m. • Tue-Thur 9 a.m. - 4:00 p.m. •
Fri – closed to public. All Planning Board Meetings are recorded and broadcast by SLC TV*



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8. Discuss Planning Board Articles for Annual Town Meeting

Review the remaining meetings, schedule for completing articles and what the board would like to accomplish. Annual Town Meeting would typically be on 5/2/2022 this year.

Proposed bylaws under review include:

- a. Amendments to the Lancaster Zoning Bylaws Article XVII: Solar Energy Systems
- b. Correction to Use Schedule, 220-8.4 A.
- c. Stormwater Bylaw Amendments
- d. Agricultural Tourism and Farm Business Bylaw
- e. Scenic Roads Amendment

(Continued from 1/24/2022 and 2/9/2022)

9. Discuss and approve a Report for the “Proposed Amendment to Town of Lancaster Zoning Map” zoning article proposed by the Lancaster Select Board

The board held a public hearing for this North Lancaster rezoning article on 1/18/2022. The chair intends to distribute a draft report to consider at this meeting. (Continued from 1/24/2022 and 2/9/2022)

10. Correspondence

- a. **Any correspondence received by meeting time.**

11. Vouchers

Hawthorne Lane payment to Haley Ward for inspections performed on the road construction.

12. Review and Approve Minutes

- a. Amended minutes for Planning Board Meeting on December 13, 2021 @ 7PM
- b. Minutes for Planning Board Meeting on January 10, 2022 @ 7PM
- c. Minutes for Planning Board meeting on January 18, 2022 @ 7PM
- d. Minutes for Planning Board Meeting on January 24, 2022 @ 7PM
- e. Minutes for Planning Board Meeting on February 9, 2022 @ 7PM

13. Review Upcoming Meetings

2/28/2022 @ 7PM, via Zoom

3/14/2022 @ 7PM, via Zoom

3/28/2022 @ 7PM, via Zoom

[The Remote Meeting provisions will currently elapse on April 1, 2022]

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Adjourn

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