



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, March 14, 2022**  
**Remote Access Via Zoom**

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/84198913916>

Meeting ID: 841 9891 3916

**Administrative**

- 1. Attendance Roll Call**

**Public Hearing**

- 2. 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, 1/24/2022, and 2/28/2022)
- 3. Fort Pond LLC seeks a Special Permit under the requirements of the Lancaster Zoning Bylaw Section 220-39, Stormwater Permit** under the requirements of Lancaster Stormwater control Regulations Ch 170, and Site Plan Approval under the requirements of the Lancaster Zoning Bylaw Section 220-34. The applicant proposes to construct a 211,200 SF addition to the existing building for increased manufacturing and production capacities with related parking, loading and other site improvements at a property located at 580 Fort Pond Road and within the Enterprise Zone zoning district, the Integrated Planning Overlay District, and the Water Resource Protection Overlay District. (Continued from 12/13/2021 and 1/10/2022)

**Public Meeting**

- 4. Follow-up discussion on proposed 40R district and bylaw with member(s) of the Lancaster Affordable Housing Trust: schedule zoning bylaw public hearing date if bylaw to be proposed at town meeting is ready.** This agenda item is not confirmed but was discussed as a possibility at the previous meeting.
- 5. 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)
- 6. 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:

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- a. Amendments to the Lancaster Zoning Bylaws Article XVII: Solar Energy Systems
- b. Correction to Use Schedule, possibly scrivener's errors
  - i. 220-8.4 A (use schedule grid merged with the next use)
  - ii. 220-8.1G (Chickens use "asterisk text" has gone missing.)
- c. Stormwater Bylaw Amendment, proposed by Tom Christopher and Roy Mirabito
- d. Agricultural Tourism and Farm Business Bylaw: chair intends to recommend tabling this.

(Continued from 1/24/2022, 2/9/2022 and 2/28/2022)

**7. 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, 2/9/2022 and 2/28/2022)

**8. Correspondence**

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

**9. Vouchers**

**10. Review and Approve Minutes**

- a. Minutes for Planning Board meeting on January 18, 2022 @ 7PM
- b. Minutes for Planning Board Meeting on January 24, 2022 @ 7PM

**11. Review Upcoming Meetings**

(Special Town Meeting, 3/21/2022 @ 7PM)  
3/28/2022 @ 7PM, via Zoom  
4/11/2022 @ 7PM, via Zoom  
4/25/2022 @ 7PM, via Zoom

**Adjourn**

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One tap mobile

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