



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

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

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/82693515322>

Meeting ID: 826 9351 5322

**Administrative**

**1. Attendance Roll Call**

**Public Hearing**

- 2. Continued Hearing: 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, 1/10/2022 and 3/14/2022) **THE APPLICANT HAS SUBMITTED A WRITTEN REQUEST TO CONTINUE THIS HEARING TO 4/25/2022.**
- 3. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan** (Continued from 1/24/2022, 2/9/2022 and 2/28/2022) **THE APPLICANT HAS SUBMITTED A WRITTEN REQUEST TO CONTINUE THIS HEARING TO 4/11/2022.**

**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.**
- 5. Review progress on MBTA Communities requirement.** Upcoming milestones: submit any comments on draft regulations to DHCD by 3/31, Jasmin Farinacci to give presentation to Select Board before 5/22
- 6. 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)



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**7. 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, 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

(Continued from 1/24/2022, 2/9/2022, 2/28/2022 and 3/14/2022)

**8. 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, 2/28/2022 and 3/14/2022)

**9. Correspondence**

- a. Any correspondence received by meeting time.

**10. Vouchers**

**11. Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on January 24, 2022 @ 7PM
- b. Minutes for Planning Board Meeting on February 9, 2022 @ 7PM

**12. Quarterly Review of Unreleased Executive Session Meeting Minutes.** Review the following sets of meeting minutes that were approved, but not released, to determine that the reason for executive session still exists:

- a. October 25th @ 6PM
- b. December 13th @ 7PM

In both cases the reason for executive session was MGL c 30a, Section 21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body, and it was litigation involving Pro Tech Energy Solutions LLCs certiorari complaint appeal in enforcement order.

**13. Review Upcoming Meetings**

4/11/2022 @ 7PM, via Zoom

*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-Thu 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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4/25/2022 @ 7PM, via Zoom  
5/2/2022, *Anticipated Annual Town Meeting*  
5/9/2022, *Town Election Day - No Planning Board Meeting*  
5/23/2022 @ 7PM, via Zoom

**Adjourn**

Join Zoom Meeting

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One tap mobile

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