



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

7:00 P.M., Monday, April 11, 2022  
Remote Access Via Zoom

<https://us02web.zoom.us/j/87551658122>

Meeting ID: 875 5165 8122

**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, 2/28/2022 and 3/28/2022)

**Public Meeting**

- 4. Review progress on MBTA Communities requirement.** Upcoming milestones: comments on draft regulations were submitted to DHCD by 3/31, Jasmin Farinacci gave presentation to the Select Board on April 4, 2022.
- 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. Update on Town Meeting Articles:**
- a. Correction to Use Schedule, possibly scriveners' errors



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- i. 220-8.4 A (use schedule grid merged with the next use)
- ii. 220-8.1G (Chickens use "asterisk text" has gone missing)
- b. 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)

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

**8. Correspondence**

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

**9. Vouchers**

**10. Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on February 28, 2022 @ 7PM
- b. Minutes for Planning Board Meeting on March 28, 2022 @ 7PM

**11. Review Upcoming Meetings**

- 4/20/2022 @ 7:00 PM, via Zoom
- 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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