



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., Monday, April 25, 2022
Remote Access Via Zoom

Join Zoom Meeting
<https://us02web.zoom.us/j/89028826097>

Meeting ID: 890 2882 6097

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 6/13/2022.**
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)



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6. **Discuss proposed town meeting warrant zoning articles, take any action appropriate.**
7. **Discuss and approve reports for the following proposed zoning articles for which the board has completed a hearing:**
 - a. North Lancaster re-zoning article proposed by the Lancaster Select Board, hearing was on 1/15.
 - b. Scrivener's Error in use table, 220-8.1 GG. Hearing was on 4/20.
 - c. Scrivener's Error in use table, 220-8.4 A, 220-8.4 B. Hearing was on 4/20.
 - d. Amendment to existing Solar Bylaw Section 220-76.
 - e. New bylaw section 220-8.1 GG, Standalone Energy Storage System Installation

(Continued from 1/24/2022, 2/9/2022, 2/28/2022, 3/14/2022, 4/11/2022)

8. **Correspondence**

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

9. **Vouchers**

10. **Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on March 14, 2022 @ 7PM

11. **Review Upcoming Meetings**

5/2/2022, Anticipated Annual Town Meeting

5/9/2022, Town Election Day - No Planning Board Meeting

5/23/2022 @ 7PM, via Zoom

Adjourn

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One tap mobile

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Find your local number: <https://us02web.zoom.us/j/kboVwJAYpr>

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