



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, May 23, 2022**  
**Remote Access Via Zoom**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89604257577>

**Meeting ID: 896 0425 7577**

**Administrative**

- 1. Attendance Roll Call**

**Public Hearing**

- 2. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan**  
(Continued from 1/24/2022, 2/9/2022, 2/28/2022, 3/28/2022)

**Public Meeting**

- 3. 0 Old Union Turnpike – Zero Point Solar – Request for Modification**
- 4. Discuss Main Street referral from the Board of Appeals**
- 5. Review progress on MBTA Communities requirement. Next steps**
- 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)
- 7. Vote to re-organize**
- 8. Discuss backup engineering firm to review solar battery bylaw and applications**
- 9. Discuss/Approve Planning Board zoning bylaw comments (not rezoning article)**
- 10. Discuss Selectboard response to Town Meeting Articles**
- 11. Correspondence**
  - a. Any correspondence received by meeting time.**
- 12. Vouchers**

*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*



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**13. Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on April 11, 2022 @ 7PM

**14. Review Upcoming Meetings**

6/13/2022 @ 7PM, via Zoom

**Adjourn**

**Topic: Lancaster Planning Board Meeting May 23, 2022**

**Time: May 23, 2022, 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89604257577>**

**Meeting ID: 896 0425 7577**

**One tap mobile**

**+13017158592,,89604257577# US (Washington DC)**

**+13126266799,,89604257577# US (Chicago)**

**Dial by your location**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 646 558 8656 US (New York)**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 669 900 9128 US (San Jose)**

**Meeting ID: 896 0425 7577**

**Find your local number: <https://us02web.zoom.us/u/kdljt6RCFd>**

*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*