



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**RECEIVED**  
By Amie Martin at 11:32 am, Jan 05, 2022

**7:00 P.M., Monday, January 10, 2022**  
**Remote Access Via Zoom**

Join Zoom Meeting: <https://us02web.zoom.us/j/83780525130>

Meeting ID: 837 8052 5130

Meeting ID:

**Administrative**

- 1. Attendance Roll Call**
- 2. Welcome New Director of Community Development and Planning, Jasmin Farinacci**

**Public Hearing**

- 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)

**Public Meeting**

- 4. 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)  
90 Duvall Road (Cease & Desist delivered, Stormwater Permit Application in progress)  
Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged)
- 5. Discuss Homeowners Trust Required at Hawthorne Hills Subdivision, off Hilltop Road and George Hill Road:** update from the chair with info, if any, available at meeting time.  
(Continued from 10/25, 11/8, 11/22, 12/13 and 12/27.)

*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. •  
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**6. Discuss and submit comments from the Planning Board to be included with Affordable Housing Trust's 40R District Application for Determination Preliminary Eligibility.**

If desired by the board; a Select Board hearing is scheduled for 1/19 @ 6PM.

**7. Update from the Chair regarding "Ad Hoc North Lancaster MOU Committee"**

Chair was notified between meetings that he was added to this Select Board ad-hoc committee as the "Planning Board Chair." Discuss and take any action desired.

**8. Correspondence**

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

**9. Vouchers**

**10. Review and Approve Minutes**

- a. Minutes for Planning Board Meeting on December 13, 2021 @ 7PM
- b. Minutes for Planning Board Meeting on December 27, 2021 @ 7PM

**11. Review Upcoming Meetings**

**1/18/2021 @ 7PM:** Special Meeting, public hearing for Select Board Zoning Change Article

**1/24/2021 @ 7PM:** Regular Meeting: continued hearing for North Lancaster LLC subdivision amendment, hearing opens for 201 Hilltop Stormwater

**2/14/2021 @ 7PM:** Valentine's Day

**2/15/2021: Anticipated Special Town Meeting**

**2/28/2021 @ 7PM**

**Adjourn**

Topic: Lancaster Planning Board January 10, 2022

Time: Jan 10, 2022, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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One tap mobile

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Find your local number: <https://us02web.zoom.us/j/kc2tllZH8>

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