



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

RECEIVED

By Amie Martin at 12:10 pm, Jan 05, 2022

7:00 P.M., Monday, January 10, 2022
Remote Access Via Zoom
Revised Meeting Agenda

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)

NOTE: APPLICANT HAS SUBMITTED A WRITTEN REQUEST TO CONTINUE THIS HEARING UNTIL MARCH 14, 2022

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)

*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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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.)

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)

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Find your local number: <https://us02web.zoom.us/j/kc2tllZH28>

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