



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

RECEIVED
By Amie Martin at 4:03 pm, Feb 23, 2022

7:00 P.M., Wednesday, February 28, 2022
Remote Access Via Zoom

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/83305355874>
Meeting ID: 833 0535 5874

Administrative

- 1. Attendance Roll Call**

Public Hearing

- 2. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan – Haley Ward is performing the Engineer Review.**
(Continued from 12/13/2022, 1/24/2022 and 2/9/2022).
- 3. Continued Hearing: North Lancaster, LLC for approval of an Amended Definitive Plan-Phase 2 entitled “McGovern Boulevard Phase II: Roadway Construction in Lancaster Mass,** relative to the roadway construction for the approved Definitive Subdivision (Continued from 7/7/2021, 7/26/2021, 9/27/2021, 12/13/2021 and 1/24.2022)

Public Meeting

- 4. Approval Not Required (ANR) – 381 Main Street –** the applicant is seeking to create two lots from one lot so each primary structure on the site is on it’s own lot.
- 5. MBTA Communities Multi-Family Housing District Requirement:**
 - a. Demo of presentation that the Planning Director will provide to the Board of Selectmen before May.**
 - b. Review “MBTA Communities” Multi-Family Housing District Requirement**
Review any new information available at meeting time. (Continued from 1/24/2022 and 2/9/2022)
- 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. Discuss Planning Board Articles for Annual Town Meeting**
Review the remaining meetings, schedule for completing articles and what the board would like to accomplish. Annual Town Meeting would typically be on 5/2/2022 this year.
Proposed bylaws under review include:
 - a. Amendments to the Lancaster Zoning Bylaws Article XVII: Solar Energy Systems**

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •
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- b. Correction to Use Schedule, 220-8.4 A.
- c. Stormwater Bylaw Amendments
- d. Agricultural Tourism and Farm Business Bylaw

(Continued from 1/24/2022 and 2/9/2022)

8. 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 and 2/9/2022)

9. Correspondence

- a. **Any correspondence received by meeting time.**
- b. **Jasmin Farinacci will be giving a pre-presentation on the MBTA grant for the Planning Board to review prior to presenting to the Select Board.**

10. Vouchers

Hawthorne Lane payment to Haley Ward for inspections performed on the road construction.

11. Review and Approve Minutes

- a. Amended minutes for Planning Board Meeting on December 13, 2021 @ 7PM
- b. Minutes for Planning Board Meeting on January 10, 2022 @ 7PM
- c. Minutes for Planning Board meeting on January 18, 2022 @ 7PM
- d. Minutes for Planning Board Meeting on January 24, 2022 @ 7PM
- e. Minutes for Planning Board Meeting on February 9, 2022 @ 7PM

12. Review Upcoming Meetings

2/28/2022 @ 7PM, via Zoom

3/14/2022 @ 7PM, via Zoom

3/28/2022 @ 7PM, via Zoom

[The Remote Meeting provisions will currently elapse on April 1, 2022]

Adjourn

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