



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., Monday, December 27, 2021
Remote Access Via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/81420879450>

Meeting ID: 814 2087 9450

Administrative

1. Attendance Roll Call

Public Meeting

- 2. 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, resolution 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)
- 3. Review Updated Concept Plan for Select Board Special Town Meeting Rezoning Article.**
Between meetings the board received some updated material for the “concept plan” required by Lancaster Zoning Bylaw 220-63. We’ll review it and take any action appropriate.
- 4. 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 and 12/13.)
- 5. Town Planner:** Review any info available on the start of the anticipated new town planner and preparations for that. Chair intends to present a list of the ongoing planning board projects for approval.
- 6. Review Chair’s report on the Magistrate Hearing in Clinton District Court on 1/20/2021 @ 9:00AM for Lancaster Planning Board vs. Daniel Loring regarding an appeal of Stormwater Bylaw fines**
Review and discuss.

*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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7. Discuss and submit comments from the Planning Board to be included with 40R District Application for Determination Preliminary Eligibility.

If desired by the board; a Select Board hearing is still not advertised...presumably it will be scheduled for some date in January now.

8. Update from the Chair regarding “Ad Hoc North Lancaster MOU Committee”

Update from the chair, who’s participating on this Select Board Ad-Hoc Committee as “Planning Board Chair” and discuss and take any action desired.

9. Correspondence

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

10. Vouchers

11. Review and Approve Minutes

- a. Minutes for Planning Board Meeting on October 25th, 2021 @ 6PM (Executive Session)
- b. Minutes for Planning Board Meeting on December 13, 2021 @ 7PM

12. Quarterly review of approved executive session minutes that have not been released.

Review previously approved but unreleased executive session minutes to verify that the purpose for the executive session still exists:

- a. Minutes for Planning Board Meeting on July 1st, 2021 @ 6PM

The original Executive Session Purpose was:

“G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to 30 litigation if an open meeting may have a detrimental effect on the litigating position of the public body. 31 Litigation involving Pro Tech Energy Solutions, LLC’s certiorari complaint appealing an enforcement 32 order issued by the Lancaster Planning Board relative to the construction and operation of a large-scale 33 ground mounted solar array on the property located at 0 Old Union Turnpike.”

Adjourn

Debra Dennis is inviting you to a scheduled Zoom meeting.

Topic: Lancaster Planning Board Meeting December 27, 2021

Time: Dec 27, 2021 07:00 PM Eastern Time (US and Canada)

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One tap mobile

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