



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**Agenda - Revised**  
**1:00 P.M., Monday, June 21, 2021**  
**Remote Access Via Zoom**

Zoom <https://us02web.zoom.us/j/81493700311>

Meeting ID: 814 9370 0311

**Administrative**

**Public Hearing**

1:00PM Discuss Three Citizens Petitions to Change Zoning-In accordance with the requirements of M.G.L., Chapter 40A, Section 5, the **Lancaster Planning Board** will hold a **Public Hearing on Monday, June 21, 2021 at 1:00p.m.** remotely **via zoom** to consider the following three citizen's petition:

1. To see if the town will vote to amend the official zoning map of the Town of Lancaster referenced in section 220-5 of the Zoning Bylaws of the Town of Lancaster by changing zoning district of Map 8 Parcel 45 from Residential District to Enterprise District.

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2. To see if the town will vote to amend the Official Zoning Map of the Town of Lancaster referenced in section 220-5 of the Zoning Lancaster Bylaws of the Town of Lancaster and attached as 220 Attachment 2 to said Bylaws by changing the Zoning district of the below-described land from the Residential District to the Enterprise District.  
The land subject to this change is described as follows:  
A portion of Assessors Map 8, Lot 45 situated in the residential District and bounded as follows:  
EASTERLY by another portion of Assessors Map 8, Lot 45 situated in the Enterprise District and by the westerly borders of Assessors' Map 9, Lot 4 and Assessors' Map 13, Lot 10;  
SOUTHERLY by the northerly border of Assessors' Map 13, Lot 10;  
WESTERLY by the northerly borders of Assessors' Map 13, Lot 10 and the easterly border of Assessors' Map 13, Lot 1;  
NORTHERLY by the southerly borders of Assessors' Map 8, Lots 39, 39A, 37H and 37F: the easterly border of Assessors' Map 8, Lots 40E, 40D and 40C and the southerly borders of Assessors' Map 8, Lots 43 and 44.  
Being the same land shown as "proposed Enterprise Zone" and "100' No Build Buffer on a sketch entitled "Proposed Re-zoning Plan, Lancaster, MA" which also shows the land's northern boundary as "New Proposed Enterprise District Zoning Line."

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3. To see if the Town will vote to amend the Lancaster Zoning Bylaw at Article IV, section 220-12. Building Dimensions, subsection A, by deleting the subsection in its entirety and replacing it with the following:

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A. Building or structure height. No building or portion thereof or other structure of any kind shall exceed 48 feet building or structure height in the EZ District, 40 feet in the LI, LI2 and GI Districts or 32 feet in any other district, except as provided in Subsection B.

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**Adjourn**

\*If you are interested in any of the agenda items please contact Debra Dennis at [ddennis@lancasterma.net](mailto:ddennis@lancasterma.net) to provide comments.

Link below for Town of Lancaster Remote Participation Guidelines

[https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote\\_participation\\_guidelines\\_2020\\_master.pdf](https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote_participation_guidelines_2020_master.pdf)

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