



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

RECEIVED
By Amie Martin at 9:33 am, Jan 24, 2022

7:00 P.M., Monday, January 24, 2022
Remote Access Via Zoom
Revised Agenda

Join Zoom Meeting: <https://us02web.zoom.us/j/82672768180>

Meeting ID: 826 7276 8180

Administrative

- 1. Attendance Roll Call**

Public Hearing

- 2. 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 and 12/13/2021)
- 3. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan – Haley Ward is performing the Engineer Review.**

The department has reached out to see if the applicant would like to request a continuance as the Peer Review from Haley Ward has not yet been received.

Public Meeting

- 4. Presentation by Tom Corbett, Zero-Point Development, Proposing Amendments to the Lancaster Zoning Bylaws Article XVII: Solar Energy Systems**
Zero Point has drafted some suggested bylaw amendments that they'd like the Planning Board to propose on their behalf at the Annual Town Meeting in May.
- 5. 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)
- 6. 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.

*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. •
Fri – closed to public. All Planning Board Meetings are recorded and broadcast by SLC TV*



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- 7. Approve memo to Town Boards requesting Zoning Article Text no later than 3/14/2022**
Chair has drafted a memo requesting zoning articles for the annual town meeting no later than 3/14/2022, to allow time for a public hearing and report.
- 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.
- 9. Review Proposed Schedule for Meeting “MBTA Communities” Requirement**
- 10. Correspondence**
 - a. Any correspondence received by meeting time.
- 11. Vouchers**
- 12. Review and Approve Minutes**
 - a. Minutes for Planning Board Meeting on December 27, 2021 @ 7PM
 - b. Minutes for Planning Board Meeting on January 10, 2022 @ 7PM
 - c. Minutes for Planning Board Meeting on January 18, 2022 @ 7PM
- 13. Review Upcoming Meetings**
 - 2/9/2022 @ 7PM:** Meeting rescheduled from Valentine’s Day
 - 2/14/2022 @ 7PM:** No meeting, Valentine’s Day
 - 2/15/2022: Anticipated Special Town Meeting**
 - 2/28/2022 @ 7PM**

Adjourn

Debra Dennis is inviting you to a scheduled Zoom meeting.

Topic: Lancaster Planning Board Meeting January 24, 2022
Time: Jan 24, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
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Meeting ID: 826 7276 8180
One tap mobile
+16465588656,,82672768180# US (New York)
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Dial by your location

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- +1 346 248 7799 US (Houston)

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