



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., Wednesday, February 9, 2022
Remote Access Via Zoom

Join Zoom Meeting:

<https://us02web.zoom.us/j/82066260624?pwd=QTFJZ290dGR0UTcvSktsR2k2cTNjUT09>

Meeting ID: 820 6626 0624

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.**

The department has reached out to see if the applicant would like to request a continuance (Continued from 1/24/2022).

Public Meeting

- 3. Discuss Proposed 40R Bylaw with Member(s) of the Lancaster Affordable Housing Trust**

- 4. Review “MBTA Communities” Multi-Family Housing District Requirement**

Review any new information available at meeting time. (Continued from 1/24/2022)

- 5. Proposed 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. The board will discuss and review any feedback received from other town offices by meeting time. (Continued from 1/24/2022)

- 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 •
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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- b. **Correction to Use Schedule, 220-8.4 A.**
- c. **Stormwater Bylaw Amendments**
- d. **Agricultural Tourism and Farm Business Bylaw (New)**

(Continued from 1/24/2022)

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)

9. Correspondence

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

10. Vouchers

11. 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
- d. Minutes for Planning Board Meeting on January 24, 2022 @ 7PM

12. Review Upcoming Meetings

2/14/2022 @ 7PM: No meeting, Valentine’s Day

2/28/2022 @ 7PM

3/14/2022 @ 7PM

Adjourn

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Meeting ID: 820 6626 0624

Passcode: 883443

One tap mobile

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