



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, June 13, 2022**  
**Remote Access Via Zoom**

Join Zoom Meeting  
<https://us02web.zoom.us/j/85148246872>

Meeting ID: 851 4824 6872

**Administrative**

- 1. Attendance Roll Call**

**Public Hearing**

- 2. Continued Hearing: 580 Fort Pond Road - Fort Pond LLC seeks a Special Permit under the requirements of the Lancaster Zoning Bylaw Section 220-39, Stormwater Permit** under the requirements of Lancaster Stormwater control Regulations Ch 170, and Site Plan Approval under the requirements of the Lancaster Zoning Bylaw Section 220-34. The applicant proposes to construct a 211,200 SF addition to the existing building for increased manufacturing and production capacities with related parking, loading and other site improvements at a property located at 580 Fort Pond Road and within the Enterprise Zone zoning district, the Integrated Planning Overlay District, and the Water Resource Protection Overlay District. (Continued from 12/13/2021, 1/10/2022 and 3/14/2022) **THE APPLICANT HAS SUBMITTED A WRITTEN REQUEST TO CONTINUE THIS HEARING TO 6/13/2022.**
- 3. Continued Hearing: 201 Hilltop Road for approval of a Stormwater Management Plan** (Continued from 1/24/2022, 2/9/2022, 2/28/2022, 3/28/2022)

**Public Meeting**

- 4. 0 Old Union Turnpike – Zero Point Solar – Request for Modification**
- 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. Discussion on Rigby Road – John Farnsworth**

*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. Correspondence**

- a. **MJTC Appointment for 2022-2023**
- b. **Any correspondence received by meeting time.**

**8. Vouchers**

**9. Review Upcoming Meetings**

6/27/2022 @ 7PM, via Zoom

**Adjourn**

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One tap mobile

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