



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**RECEIVED**  
By Amie Martin at 3:52 pm, Jan 20, 2022

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

Join Zoom Meeting: <https://us02web.zoom.us/j/81605203321>

Meeting ID: 816 0520 3321

**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.
- 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.

*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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**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**

Topic: Lancaster Planning Board January 24, 2022

Time: Jan 24, 2022, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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One tap mobile

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Dial by your location

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Meeting ID: 816 0520 3321

Find your local number: <https://us02web.zoom.us/j/kbcMJiXKgu>

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