



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**7:00 P.M., Monday, November 8, 2021**  
**Remote Access Via Zoom**

Join Zoom Meeting: <https://us02web.zoom.us/j/84087547646>

Meeting ID: 840 8754 7646

Meeting ID:

**Administrative**

1. **Attendance Roll Call**

**Public Hearing**

2. **Five SAC Self-Storage Corporation (U-Haul), applicant, seeks approval for a Stormwater Permit under the requirements of the Town of Lancaster Stormwater Control Bylaw Section 170-5, and Stormwater Management Rules and Regulation Section 305-5.** The site is located 90 Duvall Road, (Map 3, Lot 2) and within the Enterprise Zone district and within the Integrated Planning Overlay District (IPOD). The regulated activity under the stormwater control bylaw is the disturbance of land greater than 1 acre. The applicant is conducting site improvements for a commercial use in association with a change in ownership of the land. (Continued from 10/25/2021)

**Public Meeting**

3. **40R Bylaw:** Review any material received regarding the proposed 40R bylaw and district under development by the Affordable Housing Trust: review any feedback from the Trust received by meeting time or hear from Trust members about the bylaw if they desire.
4. **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, Awaiting Stormwater Permit Application)  
2038 Lunenburg Road (Cease & Desist delivered, resolution in progress)  
90 Duvall Road (Cease & Desist delivered, Stormwater Permit Application in progress)  
Old Union Turnpike, Assessors Map 3 Parcel 4 (Cease & Desist delivered, town counsel engaged)
5. **IPOD Bylaw Amendments:** Review proposed amendments to the IPOD bylaw, specifically changes proposed by the chair to allow all-business IPOD applications. Review feedback from Planning Board members and review any feedback from the Economic Development

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Committee received by meeting time. Take any action appropriate. (Continued from 9/13, 9/27 and 10/25)

6. **Discuss Homeowners Trust Required at Hawthorne Hills Subdivision, off Hilltop Road and George Hill Road:** update from the chair with info, if any, available at meeting time.  
(Continued from 10/25)
7. **Town Planner Search:** Review any available info on progress with the Town Planner search
8. **Discuss holiday meeting schedule:** Review anticipated regular meetings for remainder of the year, through the holidays: 11/22/2021, 12/13/2021, 12/27/2021, 1/10/2021
9. **Discuss suggestion from the chair to anticipate holding public hearings for Special Town Meeting zoning articles at the regular meeting on Monday, January 24<sup>th</sup>, 2021:** Chair will recommend we request the final text of any zoning articles be received by the Planning Board before our regular meeting on 12/27/2021. In anticipation of a February 15<sup>th</sup> Special Town Meeting the board could then schedule the necessary public hearings at our 12/27/2021 regular meeting, then post the hearings and advertise the hearings in the 1/7/2021 and 1/14/2021 papers.
10. **Discuss opportunities to update the Planning Board website and eCode.**
11. **Correspondence**
  - a. Email from James Broderick, 10/17/2021: Perkins Project Drainage Concerns
  - b. Email from Cara Sanford, 10/31/2021: "Orchard Hill Athletic"
  - c. Memo from Lancaster Historical Commission, 11/1/2021: "Property on Old Common Road currently under the control of the Massachusetts Department of Capital Management and Maintenance (DCAMM)"
12. **Vouchers**
13. **Review and Approve Minutes**
  - a. October 25<sup>th</sup>, 2021 @ 6PM (Regular Session)
  - b. October 25<sup>th</sup>, 2021 @ 6PM (Executive Session)
  - c. October 25<sup>th</sup>, 2021 @ 7PM

## 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.

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