



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., Monday, October 25, 2021
Remote Access Via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/88245113974>

Meeting ID: 882 4511 3974

Administrative

1. Attendance Roll Call

Public Hearing-7PM

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.

Public Meeting

3. Review Subdivision, Definitive Site Plan and Stormwater Permit Approval Letters for Harbor Hills Subdivision, Lunenburg Road (Map 4, Lot 9): These are approval letters written after decisions on June 8th, 2020, that were mislaid for some time. Chair wants to ensure the board reviews them before he signs them. (Continued from September 27 to let Mr. Christopher review them.)
4. Discuss status of the affordable units at Harbor Hills Subdivision, Lunenburg Road (Map 4, Lot 9): two affordable units are required by the IPOD Special Permit granted on June 8th, 2021. The board will take any action appropriate.
5. 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.
6. Review and consider Assessing Fines for new or ongoing stormwater violations at:
201 Hilltop Road
7. Review proposed amendments to the IPOD bylaw, specifically changes proposed by the chair to allow all-business IPOD applications. Review feedback from Planning Board

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members and review any feedback from the Economic Development Committee received by meeting time. Take any action appropriate. (Continued from 9/13 and 9/27)

8. Discuss Homeowners Trust Required at Hawthorne Hills Subdivision, off Hilltop Road and George Hill Road: update from the chair regarding correspondence with Town Administrator. A Homeowners Trust was filed at the registry in June 2020: subdivision approval condition 15 required that prior to the conveyance of any lots a homeowner's association be recorded in a form approved by the Planning Board. The recorded trust does not seem to have been recorded in a timely manner, approved by the Planning Board, or to meet the condition. Consider an advisory letter to the Select Board drafted by the chair and/or take any other action appropriate.
9. Review memo from the Attorney General's Office regarding their review and approval of the Annual Town Meeting Bylaws and Amendments.
10. Designate Planning Board Member of the Lancaster "Community Preservation Committee", for a term of three (3) years.
11. Update from chair on progress dealing with Barrett IZ Study, double payment from Planning Board Revolving Fund. Review new information, if any, and received by meeting time and take any action appropriate. (The board is waiting for the Finance Committee to meet.)
12. Review any available info on progress with the Town Planner search
13. Correspondence
 - a. Email from James Broderick: Perkins Project Drainage Concerns
 - b. Email from Karen Chapman: CPTC Webinar Series 2021
14. Vouchers
15. Review and Approve Minutes
 - a. September 13th, 2021
 - b. September 27th, 2021

Adjourn

*If you are interested in any of the agenda items, please contact Debra Dennis at ddennis@lancasterma.net to provide comments.

[Link below for Town of Lancaster Remote Participation Guidelines](#)

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https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote_participation_guidelines_2020_master.pdf

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