



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., Monday, December 13, 2021
Remote Access Via Zoom

Join Zoom Meeting <https://us02web.zoom.us/j/82499662871>

Meeting ID: 824 9966 2871

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 and 11/8/2021)
- 3. 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 9/27/2021)
- 4. 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.

Public Meeting

- 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

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •
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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)

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, 11/8 and 11/22.)
7. **Town Planner:** Review any info available on the start of the anticipated new town planner and preparations for that.
8. **Authorize a Board Representative for Magistrate Hearing in Clinton District Court on 1/20/2021 @ 9:00AM for Lancaster Planning Board vs. Daniel Loring**
Chair will volunteer to represent the board regarding Stormwater Permit related fine appeals.
9. **Schedule Public Hearing for Zoning Article: "North Lancaster Zoning Change Article"**
The bylaw was submitted on 11/16/2021 and should have a hearing by 1/20/2022. Chair will recommend a special meeting via ZOOM on 1/18, 1/19 or 1/20 at 7PM advertised on 12/31 and 1/7.
10. **Discuss and submit comments from the Planning Board to be included with 40R District Application for Determination Preliminary Eligibility.**
If desired by the board; a Select Board hearing is anticipated for later in December.
11. **Update from the Chair regarding "Ad Hoc North Lancaster MOU Committee"**
Chair was notified between meetings that he was added to this Select Board ad-hoc committee as the "Planning Board Chair." Discuss and take any action desired.
12. **Correspondence**
 - a. **Any correspondence received by meeting time.**
13. **Vouchers**
14. **Review and Approve Minutes**
 - a. October 25th, 2021 @ 6PM (Executive Session)
 - b. November 8th, 2021
 - c. November 22, 2021



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Adjourn

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