

EC EQUITY COMMERCIAL REAL ESTATE

COMMERCIAL BROKERAGE * CONSULTING * ASSET MANAGEMENT

May 3, 2021

Mr. Russell W. Williston, Chair
Town of Lancaster Planning Board
Prescott Building
701 Main Street
Lancaster, MA 01523

Re: Definitive Site Plan Approval – 456 High Street Extension

Dear Mr. Williston and Members of the Board:


As representative for and on behalf of VCA Animal Hospitals Inc. as tenant and Easley Karotkin Realty, LLC, as owner, we received several approvals last year to reconstruct and expand the parking lot and drainage at the above referenced property. Quinn Engineering was the professional engineer on the project. My client was not able to begin the project late in 2019 due to weather and, unfortunately, due to the delays caused by the Covid 19 Pandemic we were unable to break ground this past year.

It is my client(s) intent to continue with the permit as approved and tomorrow we will submit a curb cut permit request to DPW and will file a building permit shortly. Thereafter, we will post our DEP File # on site and intend to commence wetland protection measures as soon as our vendor is available. Thereafter, tree cutting and site work preparation will begin.

A review of your site plan requirements does not indicate a sunset or expiration provision on site plan approval and we understand the special permit is valid for 2 years. However, while the March 10 State of Emergency appears to indicate an approval extension for a period of 90 days beyond the lifting of the Declaration, please accept this as our formal request for a 12 month extension of the site plan and special permit approvals granted on 6/11/2019.

If you have any questions, I look forward to discussing them at your earliest convenience, either by phone or in person.

Respectfully,
Equity Commercial Real Estate


Stephen Petro
President

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