



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

RECEIVED
By Amie Martin at 3:32 pm, Aug 05, 2021

7:00 P.M., Monday, August 9, 2021
Remote Access Via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/84794973975>

Meeting ID: 847 9497 3975

Administrative

1. Attendance Roll-Call

Public Meeting

2. Hawthorne Hill Estates-Request of partial release of bond
3. 438 Old Union Turnpike: Request for Certificate of Completion
4. Consider Stormwater Bylaw enforcement options, 90 Duvall Road.
5. Discuss process for assessing fines
6. Consider assessing fines for stormwater violations at 0 Old Union Turnpike and 201 Hilltop Road
7. Discuss proposed change to Stormwater Rules and Regulations: include total area of solar panels in list of surfaces that qualify as impervious
8. Annual election of Lancaster "Montachusett Regional Planning Commission" (MRPC) representative.
9. Planning Director Search Process: discuss progress and current status and consider sending correspondence.

Other Business

*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*



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

10. Correspondence

- Confirmations from David Koonce, Town Conservation Agent: Stormwater Cease and Desists were delivered to 0 Old Union Turnpike and 201 Hilltop Road
- 7/16 email from James Cost "Subdivision in Clinton at Lancaster Town Line"

11. Vouchers

12. Minutes:

- a. June 21, 2021
- b. July 1st (Regular Session)
- c. July 1st (Executive Session)
- d. July 26, 2021

Adjourn

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

Link below for Town of Lancaster Remote Participation Guidelines

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

Meeting ID: 847 9497 3975

One tap mobile

+13017158592,,84794973975# US (Washington DC)

+13126266799,,84794973975# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

*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*



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 847 9497 3975

Find your local number: <https://us02web.zoom.us/j/84794973975>

*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*

Melanson Bros., Inc.

P.O.Box 250

Stow, MA 01775

Ph.: 978-365-8003

Email: denise@melansonbrothers.com

August 4, 2021

Town of Lancaster
Planning Board / Building Dept.
701 Main Street
Lancaster, MA 01523

Re: Hawthorne Hill Estates
Lancaster, MA

To Whom It May Concern:

Please consider this our request to have funds released from the bond being held for the above mentioned subdivision. Attached is a letter from Scott Miller of Haley and Ward that details what is remaining to be done as of March 31, 2021 and the cost to do so. Also attached is the certificate of the Booster Station Activation from the Commonwealth of Massachusetts Department of Environmental Protection.

We will need a letter from the Town stating the balance in the Hawthorne Hill Estates – Road Bond account (Avidia Bank account number 0033658758) must remain at \$41,300.00 and the remainder can be disbursed.

If you could send the letter at your earliest convenience so I can forward it along to the bank with a request to release funds, we'd appreciate your efforts.

Please contact me with any questions or concerns. It's better to email at denise@melansonbrothers.com where I'm in the office only one day a week but can check emails at home.

Thank you in advance,



Denise Cormier
Office Manager
Melanson Bros., Inc.

Att/dc

2021



HALEY WARD

Hydrant Flow Test Summary

Water System Lancaster, Massachusetts
 Date: 26-Mar-21 Tank #1 Level: 34.8 ft
 Time: 9:32 AM Pump # : OFF
 Present: Lan: Steve, Shawn, Richard ; HW: Scott, Autumn

READ HYDRANT
 Location: Hawthorne subdivision 748
George Hill

Pre Test Chlorine Residual	ppm	<u> </u>	<u> </u>
Pre Test Static Pressure	psi	<u>72</u>	<u>36</u>
Residual Static Pressure	psi	<u>8</u>	<u>29</u>
Post Test Static Pressure	psi	<u>71</u>	<u>36</u>

FLOW HYDRANT - A
 Location: Hawthorne @ Hilltop

	Port 1		Port 2	
Diameter	<u>2.5</u>	inches	<u> </u>	inches
Pitot Gauge	<u>45</u>	psi	<u> </u>	psi
Flow Coefficient	<u>0.9</u>		<u> </u>	
Flow	<u>1126</u>	gpm	<u>0</u>	gpm

FLOW HYDRANT - B
 Location:

	Port 1		Port 2	
Diameter	<u> </u>	inches	<u> </u>	inches
Pitot Gauge	<u> </u>	psi	<u> </u>	psi
Flow Coefficient	<u> </u>		<u> </u>	
Flow	<u>0</u>	gpm	<u>0</u>	gpm
Total Test Flow	<u>1126</u>	gpm		
Available Fire Flow	<u>1000</u>	gpm		

Notes/Sketch: (read/flow hyds, street, bldg #, pole #, flow dir, nearby intersections)
 killed power at 9:23AM inside PS, after a few minutes found exterior power switch and generator came on
 before test pressures: US - 33 psi, DS - 91 psi
 9:32AM p3 kicked on (DS 36 psi) pumping ~1,120 gpm
 after test, fire pump off and p1/p2 back on once reached 84 psi DS



- Normal domestic flow
- Disconnect utility power to test function of the emergency generator
- Open a hydrant within the subdivision to simulate fire flow
- Allow system flow to stabilize
- Close the flow hydrant
- Restore utility power to the station.

Tabular Results

Time	Flow	Hydrant at 748 George Hill Road	Station Suction Pressure	Station Discharge Pressure	Hydrant at Hawthorne Lane (highest elevation)	Notes
	gpm	psi	psi	psi	psi	
9:21 AM	0	36	33	89	72	Utility power, pumps 1, 2
9:25 AM	0	36	33	91	72	Generator power, pumps 1, 2
9:32 AM	1126	29	25	36	8	Generator power, pump 3
9:35 AM	0	36	32	90	71	Generator power, pumps 1, 2
9:39 AM	0	36	33	89	70	Utility power, pumps 1, 2

Adjusting to maintain a minimum residual pressure of 20 psi at the top of Hawthorne Lane, the installed pump station provides an available fire flow of 1000 gallons per minute at the intersection of Hawthorne Lane and Hilltop Road. This meets the design criteria of the approved pump station design documents.

Sincerely,
Haley Ward, Inc.

Scott A. Miller, PE
Regional Manager / Vice President

Enclosures: Flow Test Summary Sheet

Ecc: Water Division, Lancaster DPW
Lancaster Fire
Margaret Webber, MA DEP
Melanson Brothers, Inc.



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY
CES

March 31, 2021

Planning Board
Prescott Building
701 Main Street, Suite 4
Lower Level
Lancaster, MA 01523
Email: Planning@lancasterma.net

**Re: Poras Subdivision
Water Booster Pump Station Testing**

Dear Board Members:

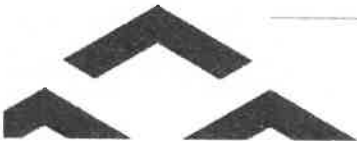
Haley Ward participated in the testing of the water booster pump station off George Hill Road on Friday, March 26, 2021. The station was designed and installed to service the Poras Subdivision including Hawthorne Lane. The pump station was found to meet the design standards established by your Board's approval of the subdivision documents.

In addition to providing domestic flow through two duplex pumps, the station is to provide an available fire flow of 750 gallons per minute while maintaining at least 20 psi residual pressure in the system. Under normal flow conditions, the station design is to maintain at least 35 psi within the municipal water distribution system.

Testing began at 9:20 AM with the Lancaster Water distribution system operating normally. The water level in Tank 1 was 34.8 feet and the supply pump was off. The hydraulically most hydrant at Hawthorne Lane and Hilltop Road was used as a flow hydrant. The highest hydrant in the subdivision is located at the cul-de-sac turn around. This hydrant was used to measure the system residual. In addition to the booster pump station suction and discharge pressure gauges, the existing distribution system pressure was monitored through a hydrant near 748 George Hill Road. The testing followed the following steps:

Lancaster Planning Board | 03.31.2021 | 3010118.067 | Page 1

63 Great Road, Suite 200, Maynard, MA 01754
T: 978.648.6025 | HALEYWARD.COM



Poras Subdivision (Hawthorne), Cost to Complete

Item	Quantity	Unit	Price	Cost
Rims/covers	3	ea	985.00	2,955
Loam and seed shoulder	22	MSF	47.75	1,065
Bounds	32	ea	240.00	7,680
Signage	2	ea	164.00	328
Pump Station Fencing	100	ft	24.75	2,475
Pump Station Gate	1	ea	327.10	327
Pump Station Driveway 2" Binder	100	SY	9.15	915
Pump Station Driveway 1.5" Top Course	100	SY	7.70	770
Record Plans	1	ea	15,000.00	15,000
Prepare Trust for Homeowners Association	1	ea	2,000.00	2,000
Total Cost Estimate (RS Means 2018 Ed.)				33,515
Location Adjustment (Worcester MA)			1%	335
Subtotal				33,850
Adjust to December 2021			6%	2,116
				35,966
One year of Maintenance	0.25	mi	6,300	1,575
				37,541
Contingency Markup			10%	3,754
				41,295
ENR of Unit Prices				11200
ENR Cost Index of Estimate				11900

Punch List #1

Description March 31, 2021
Status Submitted
Assignee Scott Miller (SMI)
Date 03-31-2021

Incomplete Items

Completed	Item Description
<input type="checkbox"/>	Install bounds
<input type="checkbox"/>	Clean trash and debris from storm water management ponds
<input type="checkbox"/>	Install grates and frames on storm water management pond outlet structures
<input type="checkbox"/>	Install 1/4" galvanized cover plate over storm water management pond outlet structure inlets per Sheet 17 detail
<input type="checkbox"/>	Raise hydrant and gate boxes to grade at #53 Hawthorne
<input type="checkbox"/>	Raise hydrant and gate boxes to grade at #45 Hawthorne
<input type="checkbox"/>	Loam and seed shoulder through lots under construction
<input type="checkbox"/>	Provide hoods at catch basin inlets
<input type="checkbox"/>	Relocate 719 George Hill Road sewer force main from under water booster pump station to George Hill Road right of way
<input type="checkbox"/>	Investigate and resolve settlement at north east corner of water booster pump station
<input type="checkbox"/>	Add step at water booster pump station entrance
<input type="checkbox"/>	Place binder and top course pavement at water booster pump station in drive and station yard to limits of existing RAP base
<input type="checkbox"/>	Install fence and gate around pump station and generator. Hydrants and access driveway to be outside of fence
<input type="checkbox"/>	Raise hydrants to grade at water booster pump station. Rotate hydrant steamer nozzles to face access drive
<input type="checkbox"/>	Raise sewer service curb boxes to grade throughout project and provide with marked "Sewer" covers
<input type="checkbox"/>	Raise water service curb boxes to grade throughout project and provide with marked "Water" covers
<input type="checkbox"/>	Provide record plans for project
<input type="checkbox"/>	Provide draft homeowners agreement
<input type="checkbox"/>	Confirm alarm call outs to Water Department from water booster pump station



The cost to complete the balance of the project per your regulations is **\$41,300**. Please reference the attached sheets for a detail of the cost development.

Sincerely,
Haley Ward, Inc.

Scott A. Miller, PE
Regional Manager / Vice President

Enclosures: Letter
Punch List
Cost Detail



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY
CES

March 31, 2021

Planning Board
Prescott Building
701 Main Street, Suite 4
Lower Level
Lancaster, MA 01523
Email: Planning@lancasterma.net

Re: Poras Subdivision and Cost to Complete

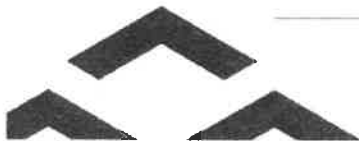
Dear Board Members:

The project developer for the Poras subdivision has requested a bond value to allow them to provide an alternate security for the project. Haley Ward has prepared a cost to complete estimate based upon your subdivision rules and regulations.

The project roadway received final paving on October 21, 2020. Water mains, drainage utilities, and utility conduit are in place throughout, however several covers remain to be installed on the stormwater management pond outlets. Street trees have been placed throughout the site. The water booster pump station is in service with testing complete.

Partially completed is the final grading, loam and seed of the slopes and shoulders in front of four lots still under construction. Installation of signage, bounds, pump station fencing and drive pavement, and project close out also remain. A punch list of outstanding items is attached.

Our estimate of the cost to complete includes the cost to the town to complete the work, one year of maintenance, price escalation to the expected project completion, and a 10% contingency.





Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Central Regional Office • 8 New Bond Street, Worcester MA 01606 • 508-792-7650

Charles D. Baker
Governor

Kathleen A. Theoharides
Secretary

Karyn E. Polito
Lieutenant Governor

Martin Suuberg
Commissioner

April 02, 2021

Town of Lancaster
Attn: Board of Water Commissioners
392 Mill Street Extension
Lancaster, MA 01523

Re: PWS Town: Lancaster
PWS Name: Lancaster Water Department
PWS ID #: 2147000 - COM; RO#:165161
Program: System Modification WS32
Action: **Activation Hilltop Booster Station**
MassDEP Trans. # X282077

Gary Melanson
Melanson Bros. Inc.
P O Box 250
Stow, MA 01775

VIA Electronic Mail Only
Gmelanson27@comcast.net
kbartlett@lancasterma.net

Dear Water Commissioners and Mr. Melanson:

The Central Regional Office of the Massachusetts Department of Environmental Protection (MassDEP) approved the WS32 – Distribution System Modification, on February 28, 2019. The permit application was for the installation of 2,100-linear feet of new 8-inch ductile iron line and an above ground Booster Station to serve a new 13-unit residential subdivision in the Town of Lancaster.

The water line goes from George Hill Road up Hilltop Lane to Poras Subdivision. A stub has been included at the top of the hill to connect the Hilltop Lane water line to the existing water line in the Eagle Brook Development. The Booster Station has a propane fueled generator.

The Booster Pump is Grundfos Model CR10-3 multi-stage with 3-hp motors and VFD drives (44 gpm booster pumps to maintain a minimum pressure of 48 psi) and a 750 gpm Pentair 3800 5x6x11 single stage pump with a 10-hp motor for fire protection. The Booster Station has a sample tap and flow meter and has the ability to connect to the Lancaster SCADA system.

An agreement was signed on February 22, 2019, between the Town of Lancaster and the Developer Melanson Brothers to have the Booster Station operated and maintained by Weston & Sampson services until the Town takes over operation and maintenance of the Booster Station.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.
TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

MassDEP conducted an activation inspection on July 21, 2020. MassDEP received a certification documentation dated March 31, 2021, from Scott Miller of Haley and Ward with fire flow testing results and confirmation the Poras Subdivision Booster Station was completed according to design standards.

Based on the submitted certification documentation, and the activation inspection, MassDEP concurs with the professional engineer's certification and hereby authorizes activation of the Booster Pump Station. Pursuant to MassDEP's authority under 310 CMR 22.04(7) to require that each supplier of water operate and maintain its system in a manner that ensures the delivery of safe drinking water to consumers, this approval is made subject to the conditions set forth below:

1. Distribution Plan – The Lancaster Water Department shall update their distribution plan to include the new water line and booster pump station. Submit the revised distribution map to MassDEP when the Booster Station has been accepted by the Town.
2. Operation – The Booster Station will initially be operated by the Developer until the Town takes over the operation of the Booster Pump Station. The Town will take over operation after approval at a Town Meeting. Notify MassDEP when the Town takes over operation.

Thank you, and if you should have any questions or comments regarding this matter, please feel free to contact Margo Webber of the Drinking Water Program at Margaret.webber@mass.gov.

Sincerely,



For Robert A. Bostwick
Section Chief
Drinking Water Program

ecc: DWP, MassDEP-Boston
Paula Caron, Kelly Momberger, Andrea Lemerise, DWP MassDEP-CERO
Lancaster BOH, ddennis@lancasterma.net
Steve Jones, Lancaster Water Department, sjones@lancasterma.net
Scott Miller, Haley & Ward, smiller@haleyward.com



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING



July 26, 2021

Planning Board
Lancaster Town Hall, Suite 4
695 Main Street
Lancaster, MA, 01523

Re: **438 Old Union Turnpike**
Pro-Tech Energy Solutions, LLC
"Old Union Turnpike Solar – II"

Dear Board Members,

In response to your request, Haley Ward, Inc. conducted site reviews on March 3, 2021 and July 26, 2021 of the post-construction stormwater management compliance at 438 Old Union Turnpike. Site photos are enclosed with this letter.

The following items are noted as modifications to the approved site plan that should be noted for the record and considered by your Board.

- 1) Additional riprap was placed along the westerly side of the project for stability.
- 2) Basins #3 and #4 were built approximately 3 inches lower in elevation from the approved design but appear to function as proposed.

The following items remain outstanding from the March 4, 2021 punchlist:

- 1) Submit a final copy of the Operations & Maintenance Manual for the site, including contact information.**





Very Truly Yours,
HALEY WARD, INC.

Autumn Kellar
Project Engineer



Photo No. 1

Photo Date:
3/3/21

Site Location:
438 Old Union
Turnpike

Description:
Entrance to the site,
gate open on arrival

Photo By: AVK

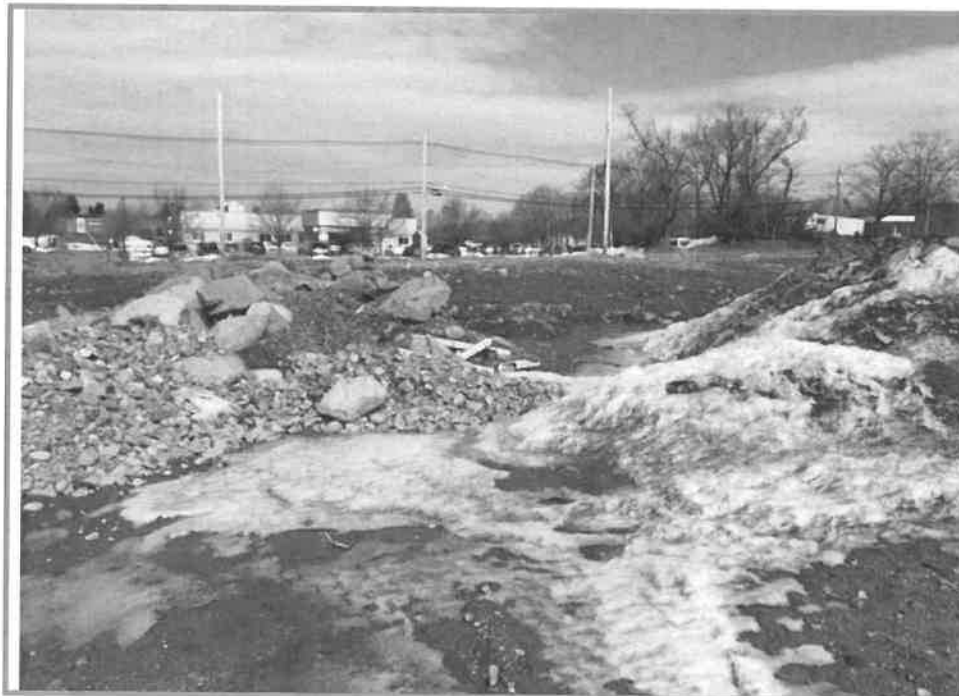


Photo No. 2

Photo Date:
3/3/21

Site Location:
438 Old Union
Turnpike

Description:
Construction
staging area

Photo By: AVK

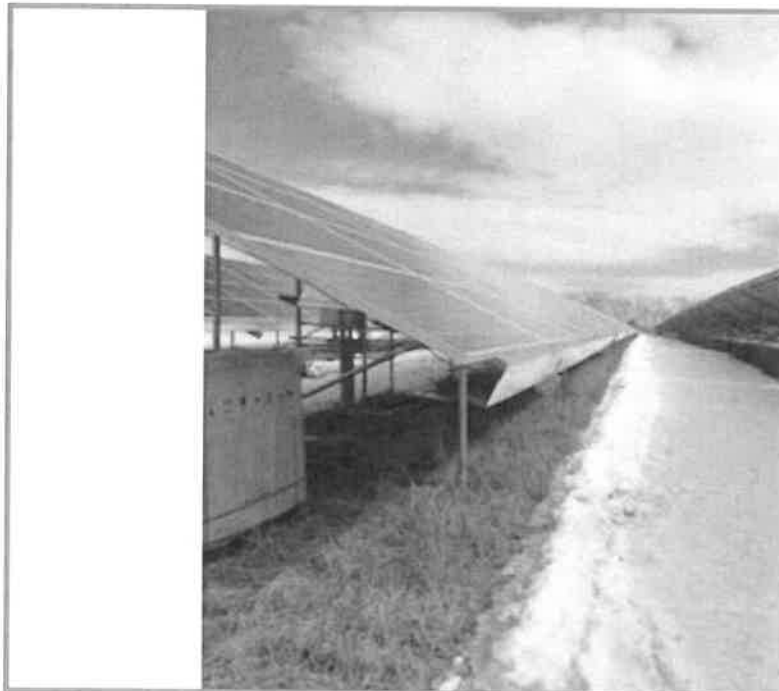


Photo No. 3

Photo Date:
3/3/21

Site Location:
438 Old Union
Turnpike

Description:
Grass established
on site

Photo By: AVK



	Photo No. 4
	Photo Date: 3/3/21
	Site Location: 438 Old Union Turnpike
	Description: Basin #4, additional riprap
Photo By: AVK	


	Photo No. 5
	Photo Date: 3/3/21
	Site Location: 438 Old Union Turnpike
	Description: Drainage swale and Basin #3; silt fence surrounding site
Photo By: AVK	



Photo No. 6

Photo Date:
7/26/21

Site Location:
438 Old Union
Turnpike

Description:
Entry gate closed
and locked.

Photo By: AVK



Photo No. 7

Photo Date:
7/26/21

Site Location:
438 Old Union
Turnpike

Description:
Materials storage.

Photo By: AVK



Photo No. 8

Photo Date:
7/26/21

Site Location:
438 Old Union
Turnpike

Description:
Area in front of solar
field graded with
grass cover.

Photo By: AVK

**STORMWATER OPERATION, MAINTENANCE
AND
POLLUTION PREVENTION PLAN**

**Old Union Turnpike Solar Energy Project
438 Old Union Turnpike
Lancaster, Massachusetts**

RESPONSIBLE PARTY DURING CONSTRUCTION:

Pro-Tech Energy Solutions, LLC

Ken Lacourse
215 Executive Drive
Moorestown, New Jersey 08057
Phone: 908-552-5690

RESPONSIBLE PARTY POST CONSTRUCTION:

AES Distributed Energy, Inc.

Solar Operations Center
282 Century Place, Suite 200
Louisville, CO 80027
Email: DESOC@AES.com
Phone: 720-457-3005

BEST MANAGEMENT PRACTICES

To prevent the migration of soils, Best Management Practices (BMP's) shall be employed. During construction, hay bales and silt fence will be installed as shown on the plans and also at additional locations on an as needed basis to provide sufficient erosion controls on the site. These components shall be installed to catch and trap the migrating soil materials and pollutants.

All applicable BMP's listed below and in the Department of Environmental Protection's Stormwater Management Handbooks (Volume 1: Overview of Massachusetts Stormwater Management Standards and Volume 2: Technical Guide for Compliance with Massachusetts Stormwater Management Standards) dated January 2008 (as amended), shall be incorporated in this project.

INSPECTION AND MAINTENANCE (DURING CONSTRUCTION)

1. At all times, hay bales, siltation fabric fencing and wooden stakes sufficient to construct sedimentation control barrier a minimum of 50 feet long will be stockpiled on the site in order to repair established barriers which may have been damaged or breached.
2. Necessary erosion controls shall be in place prior to any clearing or construction on the site. Construction sequence shall be phased in such a manner that the on-site detention basins are stabilized and functioning prior to the establishment of any new impervious areas on the site. The Contractor shall provide temporary stilling or settling basins as needed to catch and trap any migrating soil materials and pollutants from the construction areas.
3. An inspection of all erosion control and stormwater management systems shall be conducted at least once every fourteen (14) calendar days and following significant storm events. Where sites have been finally or temporarily stabilized, or runoff is unlikely due to

winter conditions, such inspections shall be conducted at least once every month. (EPA SWPPP IS REQUIRED FOR THIS PROJECT)

In case of any noted breach or failure, the General Contractor shall immediately make appropriate repairs to any erosion control system and notify the engineer of any problems involving storm water management systems.

A significant storm event shall be defined as all or one of the following thresholds.

- a. Any storm in which rain is predicted to last for twelve consecutive hours or more.
 - b. Any storm for which a flash flood watch or warning is issued.
 - c. Any single storm predicted to have a cumulative rainfall of greater than one inch.
 - d. Any storm not meeting the previous three thresholds but which would mark a third consecutive day of measurable rainfall.
4. If site inspections identify BMPs not operating effectively, maintenance must be performed as soon as possible and before the next storm event.
 5. If BMPs need modification or additional BMPs need to be added, implementation must be completed before the next storm if practicable. If implementation before the next storm event is impracticable, the situation must be documented in the construction log and alternative BMPs must be implemented as soon as possible
 6. The General Contractor shall also inspect the erosion control and stormwater management systems at times of significant increase in surface water runoff due to rapid thawing when the risk of failure of erosion control measures is significant.
 7. In such instances as remedial action is necessary, the General Contractor shall repair any and all significant deficiencies in erosion control systems within two days.
 8. The Department of Public Works and/or Conservation Commission shall be notified of any significant failure of storm water management systems and erosion and sediment control measures and shall be notified of any release of pollutants to a water body (stream, brook, pond, etc.).
 9. The General Contractor shall remove the sediment from behind the fence of the sedimentation control barrier when the accumulated sediment has reached one-half of the original installed height of the barrier.

INSPECTION AND MAINTENANCE (POST-CONSTRUCTION)

It is the agreement of the responsible parties to finance, inspect, and perform (respectfully) the long-term maintenance of the erosion control devices and the stormwater management systems within the limits stated below.

1. A visual inspection of all erosion control and stormwater management systems shall be conducted by the above identified person(s) a minimum of once per month and after every major storm during the first six months of operation (a portion of that time must be in the growing season). Thorough investigations shall be conducted twice a year. Monthly maintenance requirements may be adjusted based upon the results obtained from the first year of operation.
2. Roads and parking lots shall be swept at least twice per year and on a more frequent basis depending on sanding operations. All resulting sweepings shall be collected and properly disposed of off-site in accordance with MADEP and other applicable requirements.
3. Accumulated sediment shall be removed a minimum of one time per year by means of a clamshell bucket or equivalent from the bottom of the deep sump catch basins and manhole. Disposal of accumulated sediment and pollutants must be in accordance with local, state, and federal guidelines and requirements.
4. Access drives to the site shall be swept on an annual basis with a commercial cleaning unit. Any sediment removed shall be disposed of in accordance with applicable local and state requirements.
5. Trash and other debris shall be removed from the drives periodically as needed. Full inspection of the site shall be made on a semi-annual basis to ensure clean and neat appearance to the site. This measure will help in the overall performance of the onsite systems.
6. Trash and other debris shall be removed from landscaped and planted areas periodically as needed. Full inspection of the site shall be made on a semi-annual basis to ensure clean and neat appearance to the site. This measure will help in the overall performance of the onsite systems.
7. Reseed any bare areas as soon as they occur. Erosion control measures shall be installed in these areas to prevent deposits of sediment from entering the drainage system
8. Grass shall be maintained at a maximum blade height of eighteen inches.
9. Plants shall be inspected yearly and pruned as necessary.
10. No pesticides (insecticide, herbicide, and fungicide) will be used.
11. Pet waste shall be disposed of in accordance with local regulations. Pet waste shall not be disposed of in a storm drain or catch basin.

4. **Maintenance Schedule**

<u>Structure Type</u>	<u>Inspection</u>	<u>Maintenance</u>	<u>Task</u>
Rip/Rap Aprons	Twice a Year	Every 10 Years	Remove Debris & Add Stone
Subdrains	Twice a Year	Every 4 Years	Replace Peastone
Detention Basins	Monthly (May-Oct)	Monthly (May-Oct)	Mow Grass Areas & Remove Debris Remove Sediment if present
Outfall Structures	Twice a Year	Every 10 Years	Remove Debris & Add Stone
Drainage Swale	Twice a Year	Monthly	Remove debris and vegetation. Mow Grass and replace stone as necessary
Access Roads	Twice a Year	Yearly	Replace gravel as necessary
Full Site Inspection	Twice a Year	As Needed	Remove Trash & Debris
Mowing	Four Times a Year	As Needed	Grass max height of 18” and cut to height of 4-6” Reseed bare spots as needed
Vegetated Buffer	Twice a Year	Every 4 Years	Pruned as needed

Debra Dennis

From: David Koonce
Sent: Wednesday, July 28, 2021 12:11 PM
To: danloring@kw.com
Cc: Russ Williston; Debra Dennis
Subject: Planning Board Cease and Desist Order – 201 Hill Top Road
Attachments: 07.28.21 PB Cease & Desist 201 Hill Top Road.pdf

Dear Mr. Loring,

Attached is a **Cease and Desist Order** issued by the Lancaster Planning Board for activities in violation of the Town of Lancaster Stormwater Management Bylaw at 201 Hill Top Road.

Thank you for your cooperation in this matter. Please do not hesitate to let me know any questions.

Sincerely,

David Koonce
Conservation Agent
Town of Lancaster
701 Main Street, Suite #4
Lancaster, MA 01523
T: 978-365-3326 ext. 1054

The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential.



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Date: July 28, 2021
To: Daniel Loring; 42 Woods Lane, Lancaster, MA, 01523
From: David Koonce, Conservation Agent
CC: Planning Board
RE: CEASE & DESIST ORDER – 201 Hill Top Road

Dear Mr. Loring,

Please be advised that recent tree cutting and stump removal at 201 Hill Top Road are in violation of the Town of Lancaster Stormwater Management Bylaw (Article I of the Lancaster Stormwater Control Bylaws.) Please immediately CEASE AND DESIST with any/all activity involving disturbance of soil and/or vegetation at 201 Hill Top Road pending submittal of an application for and issuance of a Stormwater Management Permit by the Lancaster Planning Board (application form attached.)

Please be aware that failure to comply with this order may result in fines of up to \$300 a day for each day the violation should continue.

This Order is issued pursuant to Section 170-12 of the Town of Lancaster Stormwater Control Bylaws and vote of the Lancaster Planning Board taken at a regularly scheduled meeting held on July 26, 2021.

Thank you for your cooperation in this matter. Please do not hesitate to let me know any questions.

Sincerely,

David M. Koonce
Conservation Agent
Town of Lancaster
701 Main Street, Suite #4
Lancaster, MA 01523
T: 978-365-3326 ext. 1054



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Date: July 29, 2021
To: Pro-Tech Energy Solutions, LLC; 6 Park Avenue, Worcester, MA, 01605
From: David Koonce, Conservation Agent
CC: Planning Board
RE: CEASE & DESIST ORDER – 0 Old Union Turnpike

To Whom It May Concern:

Please be advised that recent pumping of turbid stormwater runoff directly into the 100-foot wetland buffer zone at 0 Old Union Turnpike (see attached photos) is in violation of the Town of Lancaster Stormwater Management Bylaw (Article I of the Lancaster Stormwater Control Bylaws) and Stormwater Water Management Permit for the site issued April 8, 2019 by the Lancaster Planning Board (copy attached.) Please immediately CEASE AND DESIST with discharge of stormwater into the 100-foot buffer zone at 0 Old Union Turnpike.

Please be aware that failure to comply with this Order may result in fines of up to \$300 a day for each day the violation should continue.

This Order is issued pursuant to Section 170-12 of the Town of Lancaster Stormwater Control Bylaws and vote of the Lancaster Planning Board taken at a regularly scheduled meeting held on July 26, 2021.

Thank you for your cooperation in this matter.

Sincerely,

David Koonce
Conservation Agent
Town of Lancaster
701 Main Street, Suite #4
Lancaster, MA 01523
T: 978-365-3326 ext. 1054



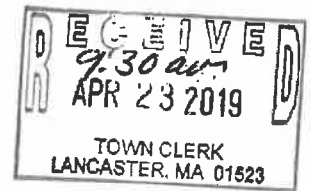
**Turbid stormwater
runoff from N. DBasin
pumped into Buffer
Zone July 9, 2021**

**Turbid stormwater runoff from
N. DBasin pumped into
Buffer Zone July 9, 2021**





Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523



DECISION & CERTIFICATE OF APPROVAL – STORMWATER PERMIT APPLICATION

Subject: Stormwater Permit application pursuant to the Lancaster Stormwater Management Bylaw for the construction of a proposed 5 MW AC ground mounted solar photovoltaic installation with battery storage.

Applicant: Zero Point Development, Inc.

Owner: Lancaster Technology Park Limited Partnership, LLC

Location: 0 Old Union Turnpike

Assessor's Reference: Map 3, Parcel 4

Plans: *Site Development Plan; Solar Energy Array; Old Union Turnpike Solar II: 0 Old Union Turnpike in Lancaster, MA; January 30, 2019; Hannigan Engineering.*

Documents: *Drainage Analysis for Solar Project; Old Union Turnpike I & II; submitted by Hannigan Engineering*

RECEIVED

APR 23 2019

COMMUNITY DEVELOPMENT
AND PLANNING

Statement of Facts

Background:

A Stormwater Permit application was filed with the Community Development and Planning Office in which the petitioner requested authorization for the following:

- A petition by Zero Point Development Inc. LLC for a Stormwater Management Permit and Site Plan, in which the applicant is proposing earth products removal on approximately 28.6 acres of land to construct a large scale ground-mounted solar facility (aka solar farm) located at 0 Old Union Turnpike.
- The proposed project is allowed by-right within the IPOD Overlay, EZ-A Retail Sub-district and Solar Overlay District. This property is located directly west of the old driving range, which is slated for another proposed solar facility before the board.

The Planning Board opened a public hearing on this petition to request a Stormwater Management Permit on Monday, March 11, 2019 then continued to March 25, 2019 to allow for a peer review consultant to be obtained for the board. On April 8, the board held a hearing which was called to order by Chair Philip Lawler. Present for the hearing were Philip Lawler, Jeanne Rich, Tom Christopher and Russ Williston. Notices of the hearing were published in The Item on February 22, 2019 and March 1,



**Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523**

2019, and parties in interest were notified as required by law. The public hearing was closed on Monday, April 8, 2019.

Findings:

After due deliberation of the facts presented to the Lancaster Planning Board at a public hearing convened on April 8, 2019, and of the materials submitted to the Board by the applicant, the Lancaster Planning Board makes the following findings of fact in accordance with the Lancaster Stormwater Management Bylaw:

1. The purpose of the Stormwater Management Bylaw is to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff, decreased groundwater recharge, and non-point source pollution associated with new development and re-development, and to comply with the Phase II NPDES Stormwater requirements;

Therefore,

The proposed development as stated located on 0 Old Union Turnpike will not circumvent the intent of the Lancaster Stormwater Management Bylaw or the Lancaster Stormwater Management Rules and Regulations.

Decision:

After full and careful consideration on April 8, 2019, the Planning Board voted 4-0-0 (4 ayes, 0 nays) to grant the Stormwater Permit with the following conditions of approval:

Conditions:

This Stormwater Permit is granted subject to the following conditions:

1. A copy of the Planning Board's decision articulating the Stormwater Permit approval shall be filed with the Town Clerk and shall be recorded in the Registry of Deeds.
2. A copy of the Planning Board's vote and certificate of action shall be filed with the Town Clerk.
3. Prior to construction, the Operations and Maintenance and Emergency Response Plans shall be reviewed and approved by the Fire Chief
4. Height of the mounted solar panels is not to exceed 20 feet.
5. The applicant shall include a grass maintenance schedule as part of the Operations and Maintenance Plan.



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Signed by the Lancaster Planning Board on August 28, 2017,



Phillip Lawler, Chair



Jeanne Rich, Vice-Chair



Frank Sullivan, Clerk



Tom Christopher, Member



Russ Williston, Member

Lancaster Town Clerk Certification

I hereby certify that twenty (20) days have elapsed since the filing of the above-referenced decision in the office of the Town Clerk, and that no notice of an appeal of that decision has been filed with me.

Dianne Reardon
Lancaster Town Clerk

Date

Zero Point Site Photos—7/12/21



#5 Pumping N. DBasin



**#6 Turbidity & Silt Discharge into
Buffer Zone & Wetland**

Zero Point Site Photos 7/12/21

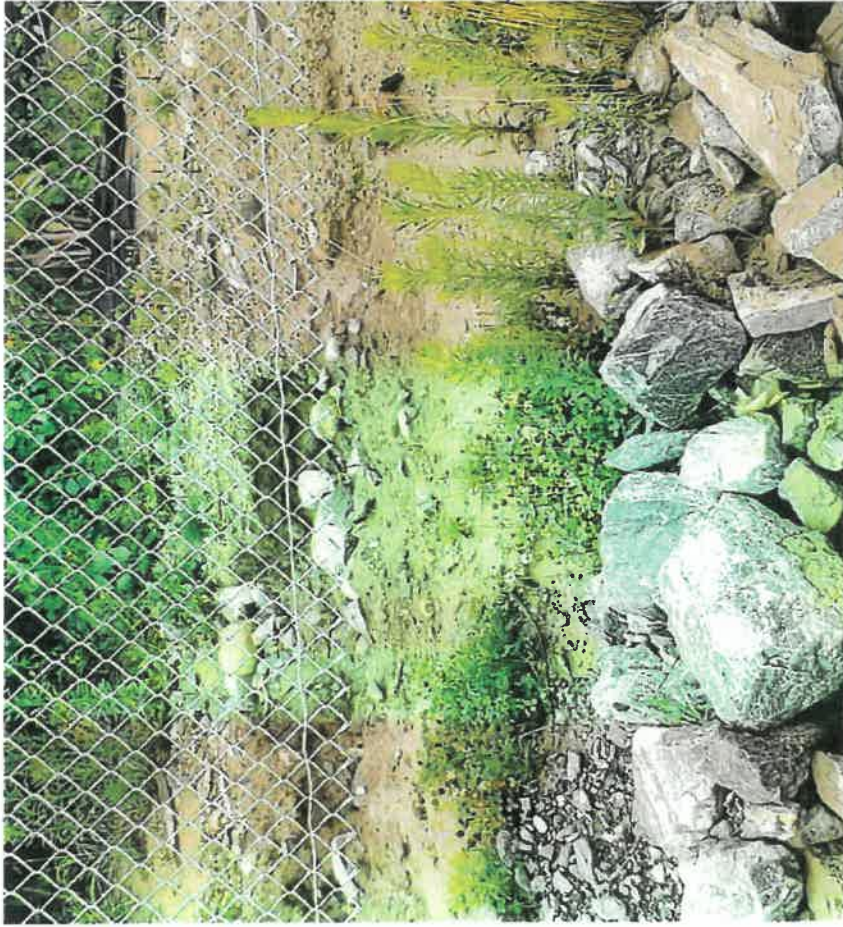


#1 W. View of Grassed Slope



**#2 Silt & Turbidity Runoff from
Grassed Slope into Drainage Swale**

Zero Point Site Photos—7/12/21



#3 Silt & Turbidity Overflowing Drainage Swale Before Entering DBasin



#4 S. View of N. DBasin Turbidity

Zero Point Site Photos—7/12/21



#5 Pumping N. DBasin



**#6 Turbidity & Silt Discharge into
Buffer Zone & Wetland**

Zero Point Site Photos 7/18/21



#1 Site Runoff Over White's Pond Road Into White's Pond



#2 Silt & Turbidity Runoff from S. DBasin Flowing into Wetland

Zero Point Site Photos—7/18/21



#3 W. View of Turbid S. DBasin



#4 N. View of N. DBasin Turbidity

Debra Dennis

From: David Koonce
Sent: Wednesday, July 28, 2021 12:11 PM
To: danloring@kw.com
Cc: Russ Williston; Debra Dennis
Subject: Planning Board Cease and Desist Order – 201 Hill Top Road
Attachments: 07.28.21 PB Cease & Desist 201 Hill Top Road.pdf

Dear Mr. Loring,

Attached is a **Cease and Desist Order** issued by the Lancaster Planning Board for activities in violation of the Town of Lancaster Stormwater Management Bylaw at 201 Hill Top Road.

Thank you for your cooperation in this matter. Please do not hesitate to let me know any questions.

Sincerely,

*David Koonce
Conservation Agent
Town of Lancaster
701 Main Street, Suite #4
Lancaster, MA 01523
T: 978-365-3326 ext. 1054*

The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Massachusetts Secretary of State’s Office has determined that email is a public record and not confidential.



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

Date: July 28, 2021
To: Daniel Loring; 42 Woods Lane, Lancaster, MA, 01523
From: David Koonce, Conservation Agent
CC: Planning Board
RE: CEASE & DESIST ORDER – 201 Hill Top Road

Dear Mr. Loring,

Please be advised that recent tree cutting and stump removal at 201 Hill Top Road are in violation of the Town of Lancaster Stormwater Management Bylaw (Article I of the Lancaster Stormwater Control Bylaws.) Please immediately CEASE AND DESIST with any/all activity involving disturbance of soil and/or vegetation at 201 Hill Top Road pending submittal of an application for and issuance of a Stormwater Management Permit by the Lancaster Planning Board (application form attached.)

Please be aware that failure to comply with this order may result in fines of up to \$300 a day for each day the violation should continue.

This Order is issued pursuant to Section 170-12 of the Town of Lancaster Stormwater Control Bylaws and vote of the Lancaster Planning Board taken at a regularly scheduled meeting held on July 26, 2021.

Thank you for your cooperation in this matter. Please do not hesitate to let me know any questions.

Sincerely,

David M. Koonce
David M. Koonce
Conservation Agent
Town of Lancaster
701 Main Street, Suite #4
Lancaster, MA 01523
T: 978-365-3326 ext. 1054

Debra Dennis

From: Tom Christopher <tom.christopher@comcast.net>
Sent: Friday, July 16, 2021 5:03 PM
To: Russ Williston; Orlando Pacheco; David Koonce
Cc: Debra Dennis; rsmirabitopb@gmail.com; Carol Jackson; Peter Christoph
Subject: Re: Fwd: 201 Hill Top Road, Stormwater Permit
Attachments: Loring NOI Plans.pdf

Hi Russ,

Dave Koonce, Greg Jackson and I met on the site yesterday with the Loring's wetland scientist to review the impacts to the site and clearly more than an acre has been cleared. In addition the tree removal on the site included a number of mature 100-ft white pine trees and many very old red oak trees of a diameter that may qualify them as "old growth". We instructed the contractor to leave the un-excavated stumps in place so their age could be determined by a qualified consultant. Impacts occur within the wetland buffer zone and riverfront area. This is a significant violation of the WPA and Lancaster's Wetland Bylaw. There was a discussion of how and what level of remediation would be required, but it is too early in the process and more information needs to be gathered before the ConCom can make any decisions.

I am attaching an "existing conditions" plan provided to the ConCom by the Loring's current engineer.

Hope this helps,
TC

From: Russ Williston
Sent: Friday, July 16, 2021 1:20 PM
To: Orlando Pacheco
Cc: Debra Dennis ; Roy Mirabito (rsmirabitopb@gmail.com) ; Carol Jackson ; Tom Christopher (tom.christopher@comcast.net) ; Peter Christoph
Subject: Fwd: 201 Hill Top Road, Stormwater Permit

Hi Orlando,

Tony had been looking into the development going on Hilltop, lots 11, 8 and 9: a very large area is being cleared. (From what I hear: around two acres, for a paddock.) As of a month ago, Dan Loring was going to send in a Stormwater Application but has yet to do so. I'm still getting emails that work is continuing -- in driving by casually I would tend to agree.

I know the future of Tony's workload is up in the air, but we need a professional to document next week that there's a problem and that an acre of land has been disturbed so that we can issue an order under the stormwater bylaw.

I think we'd need a report confirming that:

1. more than an acre has been disturbed
2. they're not leaving the stumps
3. (anything else evident that runs afoul of the stormwater bylaw, especially erosion or damage that may already have occurred.)

PB: I had Debra submit a 7/26 agenda today, since we'll both be on vacation next week, but I'll add the enforcement order to our 7/26/2021 agenda if we can get a problem documented next week.

Thanks,
Russ Williston

----- Forwarded message -----

From: Russ Williston <russwillistonpublic@gmail.com>
Date: Mon, Jul 5, 2021 at 4:16 PM
Subject: Re: 201 Hill Top Road, Stormwater Permit
To: Tony Zahariadis <TZahariadis@lancasterma.net>

Hi Tony,

We haven't received a stormwater permit application yet, and I received a couple notes over the weekend that activity seems to be continuing at this site.

Russ Williston

On Wed, Jun 2, 2021 at 9:01 AM Tony Zahariadis <TZahariadis@lancasterma.net> wrote:

Hi Russ,

I spoke with Dan Loring about the stormwater bylaw. He will get on the agenda of the planning board to resolve any issues. He was not aware of it.

Regards,

Tony Zahariadis

Building Commissioner

Zoning Enforcement Officer

Town of Lancaster

Building Department

695 Main St.

Lancaster, Ma. 01523

Office(978) 365-3326 ext 1309

Fax (978) 368-4009

tzahariadis@lancasterma.net



*The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10.
When writing or responding, please remember that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential.*

From: Russ Williston <russwillistonpublic@gmail.com>

Sent: Tuesday, June 01, 2021 1:15 PM

To: Tony Zahariadis <TZahariadis@lancasterma.net>

Cc: Debra Dennis <DDennis@lancasterma.net>

Subject: 201 Hill Top Road, Stormwater Permit

Hi Tony,

I got a note from the conservation commission about 201 Hill Top Road: they've evidently cleared a large area for a paddock at lots 11, 8 and 9.

It may require a stormwater permit; it's reportedly well over an acre.

Russ Williston

--

This is the email address that I use for public business. When writing or responding, you should be aware that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential and that messages with this address are a public record that's available on request.

The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential.

--

This is the email address that I use for public business. When writing or responding, you should be aware that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential and that messages with this address are a public record that's available on request.

--

This is the email address that I use for public business. When writing or responding, you should be aware that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential and that messages with this address are a public record that's available on request.