



Town of Lancaster, Massachusetts
Office of Community Development and Planning



**LANCASTER PLANNING BOARD
SITE PLAN APPLICATION**

Site Plan Information - General Submission Requirements

In addition to a **complete** application, the applicant must also provide:

- 1) (2) full-size (32"x24") sets of plans ✓
- 2) (6) reduced copy (11"x17") ✓✓
- 3) (1) Electronic copy of plans
- 4) Site Plan Checklist
- 5) Site Plan Application Fee
 ◇ \$200.00 plus \$15.00 per parking space, plus professional review.
- 6) Revenue Certification Form

*****IMPORTANT*****

Site Plan Review will be scheduled for a Planning Board meeting
AFTER all required materials are received.

Building Commissioner Review: The Building Commissioner must review the plans and application. One full set of plans and the site plan application must be submitted.

Engineering Review: The Town Engineer must review the plans and application. One full set of plans and the site plan application must be submitted.

Contact: Community Development and Planning
695 Main Street, Suite 4
Lancaster, MA 01523

978-365-3326 Ex. 1311 (Phone)
978-368-4009 (Fax)
mantonellis@lancasterma.net



Town of Lancaster, Massachusetts
Office of Community Development and Planning

**LANCASTER PLANNING BOARD
SITE PLAN CHECKLIST**

Site Plan Title Site Plan for On The Move Mobile Storage
Latest Revision Date 8-15-2020
Plan Prepared by Rose Land Survey
Address P.O. Box 384, W. Groton, MA 01472
Phone Number 978-433-9320
Applicant On The Move Mobile Storage, LLC
Address 670 Mechanic Street, Leominster, MA 01453
Phone Number 978-804-0169
E-mail tbeauch56@gmail.com

LANCASTER ZONING BYLAW

Article 3 – Use Regulations

ZONE EZ-A

_____ Use allowed or Special Permit granted

Article 4 – Dimensional Requirements

- ✓ Lot area complies
- ✓ Frontage complies
- ✓ Street yard complies
- ✓ Access is adequate
- ✓ Side and rear yards comply
- PS ✓ Corner clearance is adequate
- N/A Flexible development requirements met, if applicable

Article 6 – Required Off-Street Parking

- ✓ Number of spaces adequate. Computation: 1 provided
- N/A Curb cuts 30 feet or less
- ✓ No backing onto a public right-of-way
- ✓ Parking areas graded, surfaced and drained
- N/A Spaces clearly marked (in lots over 20 spaces)
- N/A Extended driveway requirements met, if applicable

Article 7 – Flood Plain Regulations

- N/A Requirements met, if applicable

Article 8 – Signs and Illumination *N/A*

- Illumination complies
- Location of signs complies
- Sizes of signs complies
- Number of signs complies
- Kind of signs complies

Article 10 – Environmental Controls

Section 220-34 – Site Plan Review

- Acceptable scale
- Lot lines and dimensions
- Streets, ways, drives, and egresses proposed
- N/A* Structure locations, existing and proposed
- Loading facilities
- Parking (individual spaces shown)
- N/A* Landscaping and screening, existing and proposed (distinguished from each other)
- N/A* Recreation areas
- MA* Service entries (e.g. water)
- N/A* Storm drainage
- MA* Design by registered architect or professional engineer if more than 25 parking spaces or 35,000 square feet of building area
- MA* Ground floor plan
- N/A* Architectural elevations
- MA* Lighting plan
- N/A* Traffic impact assessment

Section 220-35 – Design Guidelines

- N/A Adequate access to each structure for emergency equipment
- N/A Utilities adequate
- N/A Major topography change minimized
- N/A Tree removal minimized
- MA Wetland vegetation displacement minimized
- ✓ Stormwater flow increase avoided
- ✓ Drainage adequate, no ponding
- N/A Erosion prevention provided
- ✓ Circulation safe for pedestrians
- ✓ Circulation safe for vehicles
- ✓ Air and water pollution minimized
- N/A Obstruction of water views minimized
- ✓ Visibility of parking, storage and outside service areas minimized
- ✓ Glare from headlights and area lighting minimized

Section 220-35.B – Building Design

- N/A Requirements met, if applicable

Section 220-36.1 – Disturbance Controls

- N/A Sound, noise, vibration, odor, flashing restrictions met

Section 220-36.2 – Lighting

- N/A Lighting requirements met

Section 220-37.1 – Landscaping Requirements

- N/A Trees of 2-1/2-inch or more caliper
- N/A One tree per 30 feet planting area length
- N/A 15-foot planting strip along commercial street frontage
- N/A Sideline planting requirements met
- N/A 2% of parking area in landscaping
- N/A 1 tree and 4 shrubs for every 1,500 square feet of parking area
- N/A Plantings in 30 square foot soil plots
- N/A 10-foot planting strip along abutting districts
- N/A Existing plants within 25 feet of street retained

Section 220-37.2 – Erosion Control

- ✓ Requirements met

Section 220-38 – Parking Design and Traffic Planning

- ✓ Requirements met

Section 220-39 – Water Resource District

- ✓ Requirements met, if applicable

Section 220-63 – Concept Plan

- N/A Site plan and approved concept plan consistent

REVENUE CERTIFICATION

Application/Petition/Appeal of:

1. Applicant: On The Move Mobile Storage, LLC

2. Owner: McGovern Boulevard Lots, LLC

3. Property:
Assessors Map 147 Parcel 014.0 - 0000 - 0004.K

Pursuant to M.G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period.

OWNER: McGovern Boulevard Lots, LLC

APPLICANT: On The Move Mobile Storage, LLC

OTHER:

Signed under the pains and penalties of perjury,

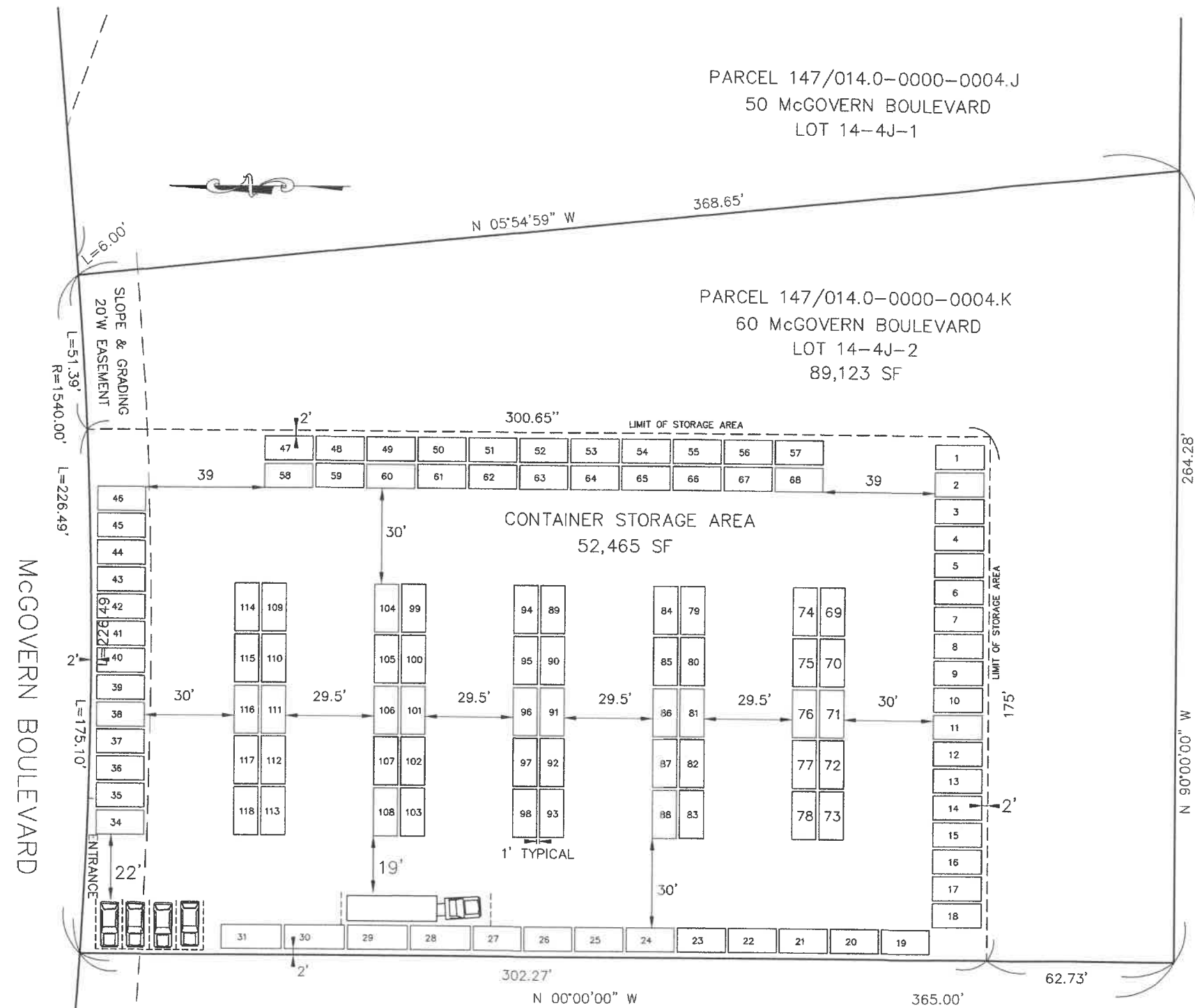
J. Z. Seaclem member DATED: 8-13-2020
Signature of Applicant

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR
[Signature] DATED: 9/9/20

PARCEL 147/014.0-0000-0004.J
50 McGOVERN BOULEVARD
LOT 14-4J-1

PARCEL 147/014.0-0000-0004.K
60 McGOVERN BOULEVARD
LOT 14-4J-2
89,123 SF

PARCEL 147/014.0-0000-0009.0
70 McGOVERN BOULEVARD



PARCEL 147/014.0-0000-0009.0
70 McGOVERN BOULEVARD

REFERENCE:
PLAN BOOK 915 PLAN 30

SITE PLAN
PLAN OF LAND
68 McGOVERN BOULEVARD
LANCASTER, MASS.
FOR
ON THE MOVE MOBILE STORAGE
REVISED 8/15/2020
SCALE: 1"=20'
MARCH 13, 2020
ROSE LAND SURVEY
P.O. BOX 384
WEST GROTON, MASS. 01472
978-433-9320
JOB NO. 570 PLAN NO. M-970

REVISED 8/15/2020
MARCH 13, 2020
DATE

