

TOWN OF LANCASTER
BOARD OF APPEALS
701 Main Street, Nashaway Room
Thursday, June 6, 2019

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Present: Chair Jeanne Rich, Sarah Gulliver, Robert Baylis, Hannah Meyer, Frank Sullivan and Matthew Mayo

Absent: Scott Miller, David Stadtherr

Also Present: Legal Counsel for the Town Adam Costa, from Mead, Talerman and Costa; Debra Dennis, Community Development & Planning

List of Documents:

- Board of Appeals Agenda: June 6, 2019

There being a quorum present, Chair Rich called the meeting to order at 7:00 PM.

Old Business

Jeanne Rich gave an overview of the issues and important topics surrounding the application.

Attorney Costa stated that the board should work through the individual issues and waivers for the project and gave an overview of the issues before the board relative to the project.

Sarah Gulliver asked about number of houses proposed and the ability of the board to limit homes proposed based on sewer capacity.

Adam Costa discussed certain review criteria for the Housing Appeals Committee.
Fred Hamwey discussed the location of the drainage basins relative to grading and wetland buffers.

The board discussed options to the development to maintain improvements outside of the wetlands.

Bob Baylis asked about ways to prevent encroachment into the wetland buffer zone.

Fred Hamwey showed the board the locations of the detention basins and other improvements with regard to the wetland buffers and discussed amount of encroachment.

Jeanne Rich asked if granting of the wetland buffer waiver is standard among developments that have gone through Conservation Commission.

There was general discussion amongst the board and Mr. Hamwey about times that developments may have been allowed into the buffer zone.

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50 Matt Mayo suggested the board vote on the waivers and leave solutions up to the developer.
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52 The board discussed location of septic systems.
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54 Adam Costa described the involvement of Conservation Commission regarding the Wetlands
55 Protection Act.
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57 The board discussed what has been previously granted regarding wetland waivers.
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59 The board discussed what was previously approved with Fieldcrest Estates.
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61 The board discussed the 200 Foot Riverfront buffer and the improvements that encroach within
62 it.
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64 Attorney Costa gave an overview of the appeals process through the HAC specific to waivers and
65 conditions applied by the board.
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67 Matt Mayo expresses interest in having a map that depicts color coded wetland buffers.
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69 Attorney Costa describes options to limit the ability of the proposed private way to remain
70 private in perpetuity.
71
72 The board discussed the waivers requested for the road requirements under subdivision rules
73 and regulations, specifically regarding road widths and dead-ends. The board discussed granting
74 a waiver with the condition of removing one house lot.
75
76 Fred Hamwey discussed stormwater relative to the proposed parking as well as the planting
77 schedule.
78
79 The board discussed traffic comments by Vannasse Associates and the recommended
80 conditions.
81 The board discussed prior conditions set for the Fieldcrest Estates approval and the required
82 improvements with that approval.
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84 The board discussed other conditions of approval to accomplish improvements associated with
85 the project such as intersection improvements.
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87 Jeanne Rich suggested saving sewer and water discussions for the next meeting.
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89 Jeanne Rich asked what recourse the board has regarding use of the sewer that the original
90 intention was for expansion of business on Sterling Road. Attorney Costa stated the HAC has not
91 looked favorably on denying projects based on that argument.
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93 The board discussed the location of monitoring wells on the site relative to the Bestway Site.

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95 Adjourned at 9:32 PM
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