

Approved: November 25, 2019

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Town Hall Auditorium, 695 Main Street
Monday October 28, 2019

Present: Phil Lawler, Chair, Jeanne Rich, Vice Chair, Russ Williston, Clerk, Tom Christopher, Carol Jackson

Absent:

Staff Present: Michael Antonellis, Director of Planning and Community Development

List of Documents:

- Planning Board Agenda: October 28, 2019
- Proposed Amendment to the IPOD district Bylaw – submitted by Attorney Bovenzi on behalf of 702, LLC
- McGovern Blvd: Site Plan; provided by Bohler Engineering; date September 24, 2019.
- McGovern Blvd: Special Permit Application with accompanying documents, submitted by Bohler Engineering on behalf of 702, LLC.
- McGovern Blvd: Traffic Impact Assessment; submitted with application package
- McGovern Blvd: Environmental Impact Assessment: Submitted with application package.
- 2038 Lunenburg Road: Site Plan; provided by New England Engineering LLC; date July 22, 2019.
- 2038 Lunenburg Road: Special Permit Application, submitted by David King on behalf of Harbor Classic Homes; stamped received September 30, 2019.
- Site Plan Application, Kalon Farms
- Site Plan; Kalon Farms; prepared by Mark Schyver, architect.
- Correspondence folder
- Plan review Distribution & Comments; Board of Selectmen re: Kalon Farms
- Request for Quotes; Feasibility study

Chair Phil Lawler called the meeting to order at 7:00 PM.

Public Hearing – continued

1. Zoning Bylaw Amendment – 702, LLC - Integrated Planning Overlay District Amendment

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to postpone the public hearing to January 13, 2020 in order to allow the public hearing to be held within 6 months of Annual Town Meeting.

2. McGovern Boulevard – 702 LLC - IPOD Special Permit

John Kucich, Boheler Engineering, present to represent the applicant. Mr. Kucich gave an overview of the application to the board, and described that the project would include 12% affordable units in the residential portion as well as went into detail regarding trail networks and connections.

Phil Lawler stated that he would be in support of eliminating the residential portion of the project.

Tom Christopher also stated support for the removal of the residential portion of the project. Mr. Christopher also stated concern over impacts to neighboring communities and discussed the potential for additional buffers such as the bylaw requires for solar.

Mr. Christopher also stated support for expanding the IPOD district.

Jeanne Rich stated support for removing the residential portion of the project.

Engineering representative from TEC, Sam Gregorio, gave an overview of the expected impacts on traffic.

Ms. Rich asked about the possibility of a traffic circle at the intersection. Mr. Gregorio explained that a traffic light is more efficient given the traffic characteristics at that location.

Russ Williston asked about the proposed auto-use.

Carol Jackson asked the applicant to confirm compliance with 15 units per acre.

Mr. Lawler asked the applicant to confirm that the proposed hotel would not be eliminated with possible elimination of residential component in the future.

Mr. Christopher asked about the phasing of traffic impact mitigation. TEC explained that lights could not be installed per Federal regulations until a certain threshold is met.

Mr. Lawler opened the hearing to public comment.

Greg Jackson asked about improvements to Rt 117.

Stephen Smith stated concerns over the proposed automobile sales-use.

Patrick Sullivan stated concerns over hours of operation for the automobile sales use.

David Brehner questioned the water supply and waste water for the site.

Mr. Kucich stated that the water supply will be funded by the applicant.

Mike Sacey had questions about the water supply.

Mr. Kucich stated that waterline stubs will be a priority for the proposed development.

Kerry Feathers had questions about the automobile sales use

Jeanne Rich asked about fluids regarding the stored vehicles

Bree, of 479 White Pond Road, questioned effect on property values and impacts from a marijuana grow-facility.

Karen Cavaldi spoke about traffic concerns and environmental concerns.

Kathy Hughes spoke about environmental concerns.

Tom Christopher spoke about concerns regarding the automobile sales and the tax benefits to the town.

Janet Smith stated concerns about traffic.

Paul Basis stated opposition to the proposal.

Mo Ryan expressed concerns.

Roy Mirabito spoke about concerns on traffic and quality of life.

Attorney Tom Bovenzi, on behalf of the applicant, stated that buffers can be put into place to reduce impact to neighboring properties.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the hearing to November 25, 2019.

3. 2038 Lunenburg Road – David King, Harbor Classic Homes - IPOD Special permit

David King was present to present the application. Also present was Kent Oldfield, the project Engineer.

Mr. King gave an overview of the proposal.

Jeanne Rich had questions about the boundaries of the IPOD district.

Mr. Antonellis stated he will review the IPOD boundaries.

Fred Hamwey gave an overview of his report to the board.

Mr. Antonellis gave a brief overview of his staff memo to the board.

Karen, of 79 Woods Lane, stated concerns of visual impacts.

Greg Jackson stated that the lot size should be derived from the Flexible Development bylaw.

Robert Cichy stated concerns over lot size, traffic and water quality.

Mike Sekky, 2029 Lunenburg Road, stated concerns of traffic and water quality.

David Maguire stated concerns about wells on the site.

Patrick Randall stated environmental concerns and traffic.

A resident from Woods lane also stated concerns about maintain a buffer between the proposed project and the Woods Lane development.

Upon a motion by Jeanne Rich and seconded by Carol Jackson the board voted 5-0 to continue the hearing until December 9, 2019.

Public Meeting

4. 339 Seven Bridge Road – Kalon Farms – Site Plan

Present to represent the applicant was Keith Kopley.

Mr. Kopley gave a brief overview of the application.

Mr. Antonellis gave a detailed overview of the application, the trigger for site plan review, the ability of the board to approve a site plan without determining use. Mr., Antonellis referenced letters from the Board of Selectmen as well as the Agricultural Commission.

Tom Christopher stated there is not enough information on the plan to approve.

Mr. Kopley stated he cannot account for different event types on one plan.

Jeanne Rich asked for a plan that depicts the smallest expected event as well as the largest.

Chair Lawler opened the meeting to public comment.

Jerry Wilson stated concerns over noise generated from music on the site.

Mr. Kopley stated that the events were mostly daytime.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the public meeting to November 25, 2019.

5. Approval Not Required (ANR's)

None.

Other Business

6. Market Feasibility Report Scope

The board expressed support for the scope as worded and authorized Mr. Antonellis to engage 3 firms for a quote.

7. Correspondence

Mr. Antonellis went through the correspondence folder with the board describing the individual correspondence the board has received.

8. Vouchers

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 5-0 to authorize payment to Kopelman and Paige.

9. Minutes:

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- November 25, 2019 – upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to approve the minutes.

10. Signing decisions

The board endorsed decisions from the previous meeting.

Adjourned at 9:55 PM.