

Approved: December 9, 2019

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Mary Rowlandson Elementary School Auditorium  
103 Hollywood Drive  
Monday November 25, 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: November 25, 2019
- 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.
- Site Plan Application, Kalon Farms
- Site Plan; Kalon Farms; prepared by Mark Schyver, architect.
- 331 Bolton Station Road – Special Permit Application with supporting documentation
- 331 Bolton Station Road – Site Plan and Site Plan application with supporting documentation
- Correspondence folder
- Compiled correspondence of residents commenting on Chapter 61A Notice

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

Public Hearing

1. McGovern Boulevard – 702 LLC - IPOD Special Permit

Tom Christopher gave an overview of the working-meeting he had with Capital Commerce Group along with Phil Lawler and Michael Antonellis.

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Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the public hearing to December 9, 2019.

**2. 331 Bolton Station Road – Special Permit for Ground Mounted Solar**

The board took up items 2 and 4 contemporaneously.

Ed Sepanski, present to represent the owners, gave a brief overview of the application.

Michael Antonellis gave an overview of the requested waivers.

After brief discussion with board regarding setbacks and panel placement, Jeanne Rich made a motion and seconded by Russ Williston the board voted 5-0 to close the public hearing.

Public Meeting

**3. 339 Seven Bridge Road – Kalon Farms – Site Plan**

Keith Kopley was present to represent the application and discussed hours of operation.

Mr. Antonellis gave an overview of the staff review memo.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the meeting to December 9, 2019.

**4. 331 Bolton Station Road – Site Plan**

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to approve the site plan.

**5. Approval Not Required (ANR's)**

**a. 2 Heritage Lane**

Mike Marino, Cabco Consultants, present to present the ANR plan.

Chair Lawler recused himself and stepped away from the table.

The board discussed the lack of frontage proposed for one of the lots. Mr. Antonellis asked the applicant if they would be amendable to continuing the ANR to the December 9, 2019 meeting to allow for consultation with town counsel. The applicant requested a continuance to December 9, 2019.

Upon a motion by Russ Williston and seconded by Tom Christopher the board voted 4-0 to continue to December 9, 2019.

Other Business

**6. Correspondence**

**a. Poras Subdivision – Status update, correspondence complaints received**

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Mr. Antonellis informed the board of correspondence received from residents abutting the Poras subdivision regarding the pump station. Mr. Antonellis offered to the board that an item be placed on the December 9, 2019 meeting to update the board of the status of the Poras Subdivision.

Chair Lawler allowed comment from the public.

Don Chaisson, Larry Shoer and Pamela Vaness were present to make comment regarding concerns over the pump station.

**b. Board of Selectmen memo – Ch 61A Right of First Refusal discussion**

Mr. Antonellis explained that the selectboard is expecting a new notice to be filed with the town replacing this notice. The board had not discussion.

**c. 0 & 438 Old Union Tpke – review of modification to Site Plan**

Mr. Antonellis explained that there is no need for comment from the board on this item and that it is just a communication from the applicant to have most up to date plans on file.

**7. Director of Planning – Updates for the board; public charrette for March 2020**

Mr. Antonellis explained that the Community Development and Planning office would undertake a public Charrettes regarding the rezoning of Main Street from the AUC campus south to the Clinton Line.

Mr. Antonellis explained that he is still waiting on additional quotes for the feasibility study for inclusionary zoning.

**8. Vouchers**

**9. Minutes:**

- October 28, 2019  
Minutes approved.

**10. Signing decisions - none**

Adjourned at 8:25 PM.