

Approved: December 23, 2019

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Mary Rowlandson Elementary School Auditorium
103 Hollywood Drive
Monday December 9, 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: December 9, 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.
- McGovern Blvd: Draft Environmental Impact Report
- Site Plan Application, Kalon Farms
- Site Plan; Kalon Farms; prepared by Mark Schyver, architect.
- Letters from Larry Shoer & Don Chaisson
- Poras Subdivision Special permit Approval with accompanying plans
- 61A response by Attorney Janet Morrison; dated November 15, 2019
- Request for Continuance signed by David Kind, 2034 Lunenburg Road
- Correspondence folder

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

Public Hearing

1. McGovern Boulevard – 702 LLC - IPOD Special Permit

Attorney Tom Bovenzi gave an overview of the project and comments received from the last meeting. Attorney Bovenzi also discussed phasing requirements and proposals of the project.

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Attorney Bovenzi discussed the By-Right uses within the IPOD Zone under the granting of a Special permit.

Michael Antonellis discussed by-right uses as allowed under the IPOD district and asked about Water Resource district and the placement of the Sewer Treatment. Attorney Bovenzi stated that will be addressed through a separate Special Permit.

Phil Lawler asked about the inclusion of Residential units.

Attorney Bovenzi stated that residential units will require site plan and will require an amendment to a Special permit to remove the use. Attorney Bovenzi requested a waiver to the phasing requirement.

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

Carol Jackson asked about buffers to the auto-sales use.

Tom Christopher stated objections to the proposed auto-sales use and commented on amount of space dedicated to the use and taxable revenue.

Attorney Bovenzi stated that it is a valuable use creating tax revenue and bringing in necessary utilities.

Ms. Jackson stated that there would be impacts to the White Pond Road neighborhood.

Attorney Bovenzi commented on meetings held with the White Pond neighborhood association.

Russ Williston commented on the completeness of the application.

Mr. Antonellis stated that in his review he determined that the application was complete; however it is up to the board to determine if the information submitted is sufficient.

Jeanne Rich commented on the phasing of the buildings based on an alternate schedule. Mr. Antonellis stated he would follow up with counsel.

Chair Lawler opened the hearing up to public comments.

Tim Castner was present to be heard and commented on conservation restrictions present on the site.

Christine Mirabito, Historical Commission, gave a brief presentation which included a description of a process named Define, Extend, Collaborate and suggested the Planning Board work in tandem with the Historical Commission to make land use decisions.

Heather Lennon, Historical Commission, stated that the residential character of the town should be preserved.

Kieran Cavioli asked how many cars would be placed on the lot.

Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the hearing to the December 23, 2019 meeting.

2. 2038 Lunenburg Road – David King, Harbor Classic Homes - IPOD Special permit – Request for Continuance submitted

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Upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to continue the hearing to January 13, 2020.

Public Meeting

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

Kieth Kopley and Mark Schryver present.

Mark Schryver gave an overview of the changes on the plan since the last iteration.

Mr. Antonellis stated he would confirm with Fire Department, Police Department and DPW about comments to the board.

Jeanne Rich asked about traffic impacts.

Mr. Kopley offered to produce traffic study from the Bolton fair.

Jeanne Rich inquired about hours of operation. Mr. Antonellis stated that it was mentioned at a previous meeting the board would not want to impose conditions that conflicted with the conditions imposed by the selectmen.

4. 357 Sterling Road – Site Plan Modification – Portuguese Seventh Day Adventist Church

This item was postponed to the December 23, 2019 meeting.

5. Approval Not Required (ANR's)

a. 2 Heritage Lane

Phil Lawler recused himself from this item and stepped away from his seat.

Upon a motion by Tom Christopher and seconded by Russ Williston the board voted 3-1, Jeanne Rich dissenting, to endorse the ANR plan.

Other Business

6. Correspondence

7. Discussion – Draft Environmental Notice – Capital Commerce Center

The board had limited discussion regarding this item.

8. Poras Subdivision - Update on project status and correspondence received

Mr. Antonellis gave an overview of the complaints received.

Scott Miller, Haley and Ward, present to provide the board guidance through how the project was approved.

Mr. Antonellis asked Mr. Miller to explain how the pump station complies with zoning and decisions on file.

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The approved subdivision and Special Permit were discussed by Scott Miller and the board.

Don Chaisson was present to be heard. Mr. Chaisson stated that the building requires a special permit and building permit.

Larry Shoer was present to be heard. Mr. Shoer read a letter into the record which was submitted to the board to be put on file.

Mr. Antonellis stated that building permit matters are under the jurisdiction of the building commissioner and that any and all zoning interpretations and application of board decisions are at the discretion of the building commissioner as well.

9. Recommendation to Board of Selectmen for participation on Affordable Housing Committee by Planning Board members.

Upon a motion by Tom Christopher and seconded by Russ Williston the board voted 3-2, Phil Lawler and Jeanne Rich dissenting, to suggest Russ Williston and Carol Jackson be appointed by the Selectmen to the affordable housing committee.

10. Vouchers

None.

11. Minutes:

- November 25, 2019

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

12. Signing decisions

Adjourn 10:25 PM