

Approved: October 28, 2019

MINUTES OF THE PROCEEDINGS OF THE  
PLANNING BOARD OF THE TOWN OF LANCASTER  
Town Hall Auditorium, 695 Main Street  
Monday, September 23, 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: September 23, 2019
- Proposed Inclusionary Zoning Bylaw
- Proposed Amendment to the IPOD district Bylaw
- Assembled emails from Greg Jackson, various dates
- Assembled emails from Dick Trussell, various dates
- Email and suggested changes from Victoria Petracca
- Edits of Inclusionary Zoning Bylaw and IPOD bylaw submitted by Attorney Thomas Bovenzi September 9, 2019
- Inclusionary Zoning Guidelines; authored by Edith Netter, 2000
- Staff Review memo regarding Inclusionary Zoning, by Michael Antonellis

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

Public Hearing – continued

1. Zoning Bylaw Amendment – Inclusionary Zoning
2. Zoning Bylaw Amendment – Integrated Planning Overlay District Inclusionary Bylaw

Items #1 & #2 were taken contemporaneously.

Mr. Antonellis gave an overview of the staff memo and suggested that board engage services to conduct a housing market study.

Tom Christopher stated that he has reviewed all the relevant materials from the previous meeting and has signed the Mullins Certificate for both agenda items #1 & #2.

Mr. Christopher stated that he has concerns about the document as presented and that it is not ready. He also stated concerns about the percentages that were noted in the draft.

Russ Williston expressed interest in pursuing affordable housing through the Special permitting process.

Carol Jackson asked why did the original bylaw drafted in 2007 sit for so long.

Victoria Petracca gave a PowerPoint presentation and gave support to concessions on originally proposed percentages.

Jennifer Leone had questions on the IPOD portion of the proposed bylaws and was concerned about major changes to the bylaws as proposed needing a new public hearing.

Mr. Christopher stated concerns over the IPOD bylaw and the need for a concurrent process for changes to the IPOD.

Bob DePietri state that he is in favor of some kind Inclusionary Zoning Bylaw. He stated there needs to be time given in order to obtain mutually agreeable language.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 3-2 to close the public hearing for the Inclusionary Zoning Bylaw. Russ Williston and Carol Jackson dissent.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 3-2 to not pursue the Inclusionary Zoning Bylaw for the Special Town Meeting. Russ Williston and Carol Jackson dissent.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 3-2 to close the public hearing for the amendment to the IPOD bylaw. Russ Williston and Carol Jackson dissent.

Upon a motion by Jeanne Rich and seconded by Tom Christopher the board voted 3-2 to not pursue IPOD Bylaw amendment for the Special Town Meeting. Russ Williston and Carol Jackson dissent.

### Public Meeting

3. Approval Not Required (ANR's) - none
4. Discussion
  - a. Public Shade Tree Removal – Hill Top Road

Mr. Antonellis gave an overview of this issue and stated that Public Shade Tree per MGL is under the scope and direction of the Tree Warden. Multiple complaints had been received by the Community Development and planning Office and that ultimately it was discussed with the Tree Warden that the trees that were removed along Hill Top Road were under the direction of the Tree Warden, and per the Tree Warden does not require a public hearing.

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Greg Jackson and Dick Trussell, residents present for the meeting wished to be heard, the Chair allowed Mr. Jackson and Mr. Trussell to speak. Both gave suggestions to adopt local bylaws and enact penalty fines.

**b. Sign Bylaw interpretation**

Mr. Antonellis stated that the Building Commissioner had inquired the board's input on a particular matter and that this item should be tabled until the issue can be confirmed with the Building Commission as to what the Planning Board should comment on.

**5. New Correspondence**

Mr. Antonellis circulated the correspondence.

**6. Vouchers**

No vouchers.

**7. Signing decisions**

The board members endorsed decisions.

**8. Minutes:**

- September 9, 2019 – upon a motion by Jeanne Rich and seconded by Russ Williston the board voted 5-0 to approve the minutes with noted corrections.

Adjourned at 8:17 PM.