

PLANNING BOARD

Calendar year 2012 proved to be an extremely productive year for the Lancaster Planning Board. During the course of the Board's 19 meetings, a wide range of activities occurred ranging from site plan reviews, stormwater management reviews, ANR plan reviews, as well as creating zoning amendments. The Planning Board reviewed several significant applications in 2012, the highlights of which are listed below:

Subdivision Plans

- Eagle Ridge Subdivision, off of Sterling Road
Project Reviews were held on: 1/23/12
- Devonshire Estates Subdivision, off of Main Street
Amendment to add two lots
Amended Subdivision Plan Approved: 5/21/12

There were continued reviews and inspections at several sites that were approved in previous years, including:

- Eagle Ridge Subdivision, off of Sterling Road
- Devonshire Estates Subdivision, off of Main Street
- White Oak Estates Subdivision, off of Johnny Appleseed Lane, Leominster
- Applebrook Farm Subdivision (formerly Runaway Brook) Subdivision, off of Chase Hill Road

Site Plans

- Padula Brothers, Fort Pond Road
Site plan for new building and parking areas
Approved: 3/12/12
- Built-Rite Tool & Die, Sterling Road
Site plan for building addition and additional parking spaces
Approved: 5/21/12
- Bouchard Automotive, Old Union Turnpike
Amended site plan for new building and parking areas
Approved: 7/9/12
- Shirley Airport Solar Array, Shirley Road
Site plan for solar array and access ways
Approved: 8/27/12

- Bouchard Automotive, Old Union Turnpike
Amended site plan for retaining wall and additional egress
Approved: 10/22/12

There were continued reviews and inspections at sites that were approved in previous years, including:

- Mass. Youth Soccer Association, Old Union Turnpike

Special Permits

- None submitted in 2012.

Stormwater Management Permits

- Devonshire Estates Subdivision, off of Main Street
Stormwater Management Permit
Approved: 8/13/12
- Shirley Airport Solar Array, Shirley Road
Stormwater Management Permit
Approved: 8/27/12

Approval Not Required (ANR) Plans

- Daniel Favreau
250 Ponakin Road, 2 building lots
Approved: 1/9/12
- Estate of Eleanor Jarvis
42 Schumacher Road, 3 building lots
Withdrawn: 2/13/12
- Mountain Laurel Realty Company
Fort Pond Road, 2 building lots
Approved: 2/27/12
- Estate of Eleanor Jarvis
42 Schumacher Road, 2 building lots
Approved: 6/11/12

As-Built Plans

- None submitted in 2012.

61 (A, B) Option to Purchase Land

- Lot 1, 0 Main Street (2.0 acres), owned by H. Brazao
Recommended that the Town does not purchase: 1/9/12
- Lot B9-1, Rigby Road (2.62 acres), owned by E. Mudgett
Lot B11, Rigby Road (3.16 acres), owned by E. Mudgett
Recommended that the Town does not purchase: 5/21/12
- Lot 9, Oetman Way, (3.05 acres), owned by L. Oetman
Lot B, Goss Lane, (2.00 acres), owned by L. Oetman
Lot C, Goss Lane, 2.00 acres), owned by L. Oetman
Lot 8, Oetman Way (5.48 acres), owned by L. Oetman
Lot 4, Oetman Way (2.15 acres), owned by L. Oetman
Recommended that the Town does not purchase: 5/21/12

Road Acceptance / Discontinuation

- None submitted in 2012.

Transportation Projects

- Intersection Remodeling at Lunenburg Road (Rt. 70) and Old Union Turnpike – proposed roundabout design, in FY12 Regional Transportation Improvement Plan
Project Start: March 2013
- Intersection Remodeling at Five Corners – proposed merger of Bolton Road and Centerbridge Road, in FY13 Regional Transportation Improvement Plan
Project Start: Summer 2013

Zoning Bylaw Amendments

- None submitted in 2012.

Other Business

In June 2012, the Board re-organized and re-elected Jeanne Rich as Chair, Francis Sullivan as Vice-Chair and Philip Lawler as Clerk.

Master Planning

The Board continued to carry out the implementation of the five-year roll-out plan that will amend our zoning bylaws and create new programs in the areas of land use, economic development, housing, transportation, open space and natural resources, recreation and historic preservation. It is the vision of the Board to treat the Master Plan as a working document and a blueprint for planning over the next several years.

In 2012, the Planning Director partnered with the Montachusett Regional Planning Commission to introduce the first phase of the Zoning District Study. This phase will propose to consolidate the commercial and industrial zoning districts that lie along the Route 2 and Route 70 business corridors in North Lancaster. Several public information sessions and public hearings were held to educate residents, business owners and land owners on the proposal, have a dialogue on the options, and solicit input that was incorporated into the final plan. The final re-zoning package will be voted on at the Annual Town Meeting in May 2013.

Tech Team

Under the direction of the Planning Director, cross-communications between the Planning Board and other departments and boards in the community have improved with the introduction of the *Tech Team*. The *Tech Team* is comprised of representatives from several town boards, commissions and departments and meets monthly to review projects that come before the Planning Board and provide critical comment from their various perspectives. This feedback is directed back to the applicant and incorporated into the plans so that the final product is a useful and supportable project for the Town.

Montachusett Regional Planning Commission

The Board continues to work closely with the Montachusett Regional Planning Commission (MRPC) who is chartered to carry out comprehensive regional planning. MRPC is a Regional Planning Agency (RPA) that was created by and is responsible to its (22) member municipalities. MRPC offers technical and professional services to its members, including planning in the areas of community development, economic development, transportation, housing, environment, and geographic information systems. Specifically, the Lancaster Planning Board has worked with MRPC on the following items this year:

- Community Development Block Grant for housing rehabilitation
- Regional transportation planning
- Regional energy planning
- Zoning District study
- Thayer Field Recreation Campus master plan
- GIS mapping services

Victor Koivumaki is the current Chair of the MRPC and Lancaster representative from the Planning Board. Noreen Piazza (Planning Director) is the town's representative to the Montachusett Joint Transportation Committee and on the Metropolitan Planning Organization (MPO) as a regional representative for Lancaster, Clinton and Sterling. As Chair of MRPC, Victor Koivumaki is also a member of the MPO, which is responsible for approving projects in MRPC communities to be placed on the Massachusetts Transportation Improvement Plan (TIP). We will continue to work very closely with MRPC to insure that Lancaster is well represented in our regional planning efforts.

Planning in 2013

The Board anticipates that 2013 will be equally as productive as the work of the Master Plan implementation continues. The Board will also continue to work with the Lancaster Board of Appeals in reviewing Chapter 40B applications for Comprehensive Permits.

The Planning Board wishes to thank the community and the Board of Selectmen for their continued and future support of the Board's efforts to plan for the future enjoyment and well being of our community.

The Lancaster Planning Board is a five-member elected board whose charge is to ensure compliance with a wide array of land use regulations in Lancaster. The Planning Board meets on the second and fourth Mondays of each month at 7:00 PM in the Town Hall Auditorium. All citizens are welcome to join the Board for these meetings and public involvement is always encouraged.

The Community Development and Planning office coordinates all meeting schedules and is open Monday through Thursday, 9:00 AM to 4:00 PM. As always, this office welcomes citizen's questions, comments or suggestions. Please feel free to contact us at 978-368-4007, npiazza@lancasterma.net or jgalliardt@lancasterma.net. For more information on Planning issues in Lancaster, please visit us on the Town's web site: www.ci.lancaster.ma.us.

Respectfully submitted,

Jeanne Rich, *Chair*
Francis Sullivan, *Vice-Chair*
Philip Lawler, *Clerk*
Victor Koivumaki
Tom Christopher

