



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

**LANCASTER PLANNING BOARD
AGENDA**

**January 8, 2024 7:00 PM
Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA 01523
And
Remote Access Via Zoom**

Administrative

1. Attendance Roll Call

Frank Streeter -Chair

George Frantz – Vice-Chair

Kendra Dickinson – Clerk

Regina Brown– Member

Mike Favreau – Member

2. Approve meeting minutes: 11/13/23; 11/27/23

Vice-Chair Frantz moved to approve meeting minutes from 11/13/23 and 11/27/23. Member Brown seconded the motion. The Chair asked for any discussion on this. Hearing none the Chair called for an approved vote:

Vote: (5-0) to approve the meeting minutes from 11/13/23 and 11/27/23

Public Hearing

1. McGovern Blvd Extension Definitive Subdivision.

The applicant had submitted a Request for Continuance until February 26th, 2024. The Chair asked for a motion to continue. Member Dickinson moved to continue the hearing until February 26th. Member Brown Seconded. The Chair asked for further discussion. Hearing none the Chair called for a vote:

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p.m. All Planning Board Meetings are recorded and broadcast by SLC TV*

Vote: (5-0) to Continue the Hearing for McGovern Blvd Extension until February 26th, 2024.

2. 357 Sterling Rd. Site Plan & Storm Water Permit

Mr. Keating read the notice for 357 Sterling Rd. The Chair called for a representative from 357 Sterling Road. Jeff Linthwaite, property manager, Mr. Hernandez represented the congregation, and Mark Shriver, the architect, represented the property. The engineer was absent from the meeting. Mr. Linthwaite presented first. A discussion ensued whereas he talked about two components of the application that had been changed and no longer called for a variance. The first component was to do with a terminology change from “gymnasium” to “Community Center.” The second has to do with Setbacks. BSC group had just submitted their peer review and the team did not have a chance to review BSC’s feedback yet. Mr. Linthwaite then turned the discussion back to the Board for their input.

The Chair ensued in a discussion of the requirements. Mr. Shriver addressed some of the issues that had come up with the neighbors. He also addressed a few of the issues that were brought out by BSC. He stated that a civil engineer would address these issues at a later date.

Dominic Rinaldi, BSC group, talked briefly about the church having to resubmit their drawings since the setbacks had changed.

The Chair ensued in a general discussion of parking, storm water and lighting. Member Favre said he had the same questions. Vice Chair Frantz mentioned the ability of fire trucks to turn around. Brian Keating, Director of Planning, said that Chief Hanson had a copy of the plans. The Chair opened it to the room. Brittany Blaney-Anderson, 499 Sterling Road, had sent a certified letter to the town on December 27th, 2023. She discussed the issues in the letter.

Robin O’Brien, 25 Goss Lane, discussed her concerns about the permit. The Chair reminded the members of the public what the purview of the Board was.

Matt Anderson, 499 Sterling Rd, voiced his concerns with the permit. The Chair again reminded the public of the Dover Amendment.

The Chair then asked the public participating through Zoom for comments. Hearing none he asked the Board for further comments. Member Dickinson voiced her concerns over parking, safety concerns and setbacks as well as stormwater issues.

The Chair asked looked for further comments. Hearing none the Chair asked Mr. Keating for a good date to ask for the continuance. Mr. Keating said the 26th of February looked good. The applicant then asked for a Continuance until the 26th of February. The Chair asked for a motion to approve the 26th of February to Continue the Hearing of the Special Permit for 357 Sterling Road. Member Brown so moved; Member Frantz seconded. The Chair asked for any further discussion, hearing none he called for a vote:

Vote: (5-0) to Continue the Hearing for the Special Permit on 357 Sterling Road until February 26th.

Public Meeting

1. White Pond Rd Division of Land ANR Request

The Chair called for a representative of White Pond Road. The applicant, was present. The Board and the applicant ensued in a lengthy discussion concerning the ANR request. Mr. Keating read a letter from the Town's Conservation Agent, Bryanna Wiegel. The Chair asked if there were more comments from the Board. Vice-Chair Frantz voiced concerns. The Chair also had concerns. Discussion ensued between the applicant and Board members. The Chair asked if anyone had any other comments.

The Board members asked Mr. Keating if he could provide more information on an "ANR." Mr. Keating said he would provide the Board with an ANR description published by the state. Member Favreau made a motion to endorse the ANR plan for White Pond Rd. Member Dickinson seconded. The Chair asked for any further discussion. Hearing none the Chair called for a Vote:

Vote: (4-1) Motion to Endorse the ANR for White Pond Rd. Vice-Chair Frantz voted no.

Master Plan

1. Planning Board Meeting discussion of master planning process

The Feb. 12th meeting is reserved for the Master Plan. Mr. Keating distributed a copy of the Master Plan for the Boards Input. There was discussion surrounding whether the meeting should be held on Zoom. A lengthy discussion ensued. The discussion ended with a conversation concerning the monetary aspects of the "master plan" process. The Board was going to review the "Plan" that Mr. Keating had provided and provide him with their comments either electronically or via a hard copy by the end of next week.

Correspondence

No new Correspondence

New Business

No New Business

Review Upcoming Meetings

1/22/2024 @ 7 PM, hybrid
2/12/24 @7 PM, hybrid. (Master Plan only)
2/26/24 @7 PM, hybrid

Adjourn

The Chair asked for a motion to adjourn. Member Brown so moved. Vice-Chair Frantz seconded. The Chair asked if there was any further discussion. Hearing none the Chair called for a vote:

Vote: (5-0) to Adjourn the meeting at 8:56