



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., June 12, 2023

Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA 01523

Administrative

1. Attendance Roll Call

Frank Streeter – Chair
George Frantz – Vice-Chair
Kendra Dickinson – Clerk
Regina Brown – Member
Mike Favreau – Member

Jasmin Farinacci - Staff Member

2. Approve meeting minutes: February 27, 2023, April 24, 2023, May 8, 2023

Continued until June 26th.

Public Hearing

1. 696 Fort Pond Road – Site Plan Review, Special Permit, Stormwater Management Plan

A representative of 696 Fort Pond Road, Bill O’Neil, came before the Board. Mr. O’Neil requested a continuance because the Noise Peer Review was not complete. There was a lot of discussion surrounding permeable surfaces. This would require more maintenance from GFI but would result in keeping more storm water out of the general water supply. Mr. O’Neil asked if the Board had any more questions. The Chair responded that several people had requested to keep the lighting at 20’ instead of going to 40.

The Chair asked for a Movement. Member Dickinson so Moved, and Member Frantz Seconded. The Chair asked for further discussion.

Town Resident, Greg Klouda – 164 Grant Way, had a question concerning a letter that a group of residents had submitted. Mr. Klouda wanted to know if they should still expect a response. The Chair said the letter was received and was passed on to the Peer reviewers at GFI. The reviewers should expect a response.

Mr. Klouda asked Mr. O’Neil to confirm that GFI had received this letter from the Abutters. Mr. O’Neil could not confirm but he was going to look into the matter and get



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back to either this Board or Ms. Farinacci. The Chair said that he recollected from the site walk that GFI had gotten the letter.

Town Resident, Mr. Lace, asked when the questions that were on the abutters letter would be responded to. The Chair stated that the response would come in the way of the Peer Review. Mr. O'Neil went on to say there would be responses that would be a combination of peer reviews and the applicants engineering study.

The Chair asked for a movement to vote on this issue. Member Dickinson so moved; Member Frantz seconded. The Chair asked for further discussion. Hearing none, the Chair requested a vote.

Vote:

(5-0) to continue this Special Permit and Site Plan review on the 26th of June.

2. 65 McGovern Boulevard – Site Plan Review, Special Permit, Stormwater Management Plan

Chris Anderson, Hannagan Engineering, informed the board that the applicant was waiting for CEI's review and a review by their internal staff. Mr. Anderson advised the Board that the project was a battery storage system. Mr. Anderson reviewed the Towns concerns about maintenance and snow management. The second question was specific to Storm Water Management with Nitrogen and Phosphorus runoffs being a primary concern. The applicants were proposing a detention basin for this.

The Chair responded that the report had just been sent this morning. The Chair had not yet reviewed the entire document. The Chair felt that TUV was going to have some questions for the applicant, especially surrounding the emergency failures etc.

Member Dickinson had a few concerns. One was about the plowing situation. Ms. Dickinson asked what happens if a battery blows up and you have to get a fire truck into the area. Ms. Dickinson felt you were putting a lot of residents and first responders in unnecessary danger. Other concerns Member Dickinson had surrounded the access to water.

Vice-Chair Frantz asked if the detention basin was lined or un-lined. Mr. Anderson said it was an unlined basin.

Elisha Musgraves, CEI Review Engineer, spoke to the point of the detention basin. Ms. Musgraves stated the basins that were proposed to be used only removed 10-30% of total Phosphorus removal. The Town By-Laws stated that 60-70% was to be removed. It could only meet ½ of towns requirement. On top of that no TSS removal is provided. Any salting or sanding introduced to this site would not meet the Storm Water standards. They would have to pre-treat the site.

The Chair stated there had to be some discussion between CEI and the applicant. The Chair asked if either of the parties had any other questions or comments at this point. Hearing none, the Chair asked if there were any other questions from the Board. Hearing none, the Chair asked if there were any questions from the public. Hearing none, the Chair asked the participant if he would like to request a Continuance. Mr. Anderson said



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he would. Member Dickinson so moved, and Member Favreau seconded. The Chair asked for any more discussion, hearing none the Chair called for a vote:

Vote: (5-0) to Continue 65 McGovern Blvd until the 26th of June.

3. 267 Brockelman Road – Site Plan Review, Special Permit, Stormwater Management Plan

Mr. Anderson also requested a continuance for 267 Brockelman. Member Dickinson so moved; Member Favreau seconded. The Chair asked for any discussion on Continuance. Hearing none, the Chair called for a vote:

Vote: (5-0) to Continue 267 Brockelman until the 26th of June

Public Meeting

1. Review Violations and Active Orders:

There were no Violations or Active Orders at this time.

Discussion

Correspondence

MJTC Appointment

Ms. Farinacci was appointed to this committee. Ms. Farinacci had been on this committee since fiscal year 2022. As updates come along the Board will be notified.

The Chair moved that Ms. Farinacci be appointed to Lancasters official appointee to MJTC. Member Dickinson Seconded. The Chair asked for any discussion. Hearing none, the Chair called for a vote.

Vote: (5-0) to validate Ms. Farinacci's appointment to the MJTC

40R

Ms. Farinacci told the Board that the State had put the 40R on hold.

201 Hilltop

Continued until June 26th



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Other Discussion

Vice-Chair Frantz had a letter from a resident that stated that Keating was in violation of certain orders. The Chair responded that this was not within the purview of this Board but was taken by the Select Board.

Member Dickinson, speaking as a resident, wanted to thank all the volunteers of the rezoning committee.

Review Upcoming Meetings

06/26/2023 @ 7PM, hybrid

07/10/2023 @ 7PM, hybrid

07/24/2023 @ 7PM, hybrid

Adjourn

The Chair called for a vote.

Vote: (5-0) to Adjourn the meeting