



Town of Lancaster  
Planning Board  
Lancaster, Massachusetts 01523

**LANCASTER PLANNING BOARD  
AMENDED AGENDA**

**November 27, 2023 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: 8/14/23, 9/11/23, 10/23/23.**

The Chair called for a motion to approve the minutes. Member Brown made a motion to approve the minutes from 8/14/23, 9/11/23 and 10/23/23. Vice-Chair Frantz seconded. The Chair asked for any comments. Hearing none, the Chair asked for a vote:

Vote: (5-0) to approve the minutes of 8-14-23, 9/11/23 and 10/23/23.

**Public Meeting**

**1. 710 Fort Pond Rd. – Drainage Plan Peer Review (BSC Group)**

The Board spoke with an engineer re: the Drainage Plan. Member Brown read the letter from BSC which approved of the work that had been done. The Chair asked for any other comment from the board. Hearing none he asked for a motion. Member Dickinson moved to accept the revision to the approved Site Plan including the drainage plan as described in the Site Plan of January 30<sup>th</sup>, 2023 and as reviewed in the letter dated November 21, 2023 from

*Lancaster Town Offices • Prescott Building • 701 Main Street Lancaster, MA 01523 •*

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BSC Group. Member Brown seconded the motion. The Chair asked for any discussion. Not hearing any the Chair called for a vote:

Vote (5-0) To Approve the Site Plan Revision per the Plan Peer Review

**2. Presentation: DCAMM Property - (Kate Hodges)**

Kate Hodges, Town Administrator, made a presentation on the DCAMM property. Ms. Hodges showed the plan & illustrations of the property. She was trying to get what was important to the community in the development of this area. She reiterated that this is in the very early stages. The drawings are to guide some discussion on the property. Ms. Hodges asked for comments. A discussion ensued between the Board and Ms. Hodges concerning the proposal. Vice-Chair Frantz voiced his opinion that this proposal could be a good starting point for the “New Lancaster”. Ms. Hodges asked for other committees that should be presented with this presentation.

**3. Presentation on the Master Plan - (Wayne Feiden of Plan Sustain)**

Brian Keating, Director of Community Development and Planning, introduced Wayne Felden of Plan Sustain. Mr. Felden went through the presentation that he had put together. He went through many of the steps that he had outlined in the presentation. Mr. Felden asked for feedback from the Board. The Board ensued in a discussion with Mr. Felden concerning the Master Plan. The Chair voiced that the Planning Board would like a meeting with this being the only thing on the agenda. The Board discussed different venues for the forum. The Chair asked for other comments. Ms. Dickinson voiced her concerns on transparency and an outline of what forms of outreach were going to occur. Mr. Keating talked about the different forms of outreach that had occurred so far. The Chair asked for any other comments. Mr. Keating said he was extremely confident with Mr. Felden.

**4. Presentation on the proposed future use of Atlantic Union College properties.**

The Chair introduced Thomas Peterman, an architect representing AUC. Mr. Piedmont talked about the phased plan of the AUC. Mr. Piedmont questioned whether they would need a variance to open up the campus to the public.

The Chair thanked Mr. Peterman and asked if there were any questions/concerns. There was discussion surrounding the use of the buildings and their current status under the Dover Amendment. No schedule yet for the renovation of the other buildings besides the library and dining hall where in place. The Chair asked for more comments. Member Dickinson said she would compose an email.

**Violations and Active Orders:** None at this time

**Correspondence**

Mr. Keating read a correspondence concerning a Vernal Pool at 238 Lunenburg Road.

**New Business:**



Mr. Keating told the Board that two candidates were coming back for second interviews for the position of *Conservation Commission Assistant Town Planner*.

### **Review Upcoming Meetings**

Due to holidays, some Planning Board meetings will not be held.

12/11/2023@ 7PM, hybrid

**NO MEETING 12/25/2023**

1/8/2024 @ 7PM, hybrid

1/22/2024 @ 7PM, hybrid

### **Adjourn**

The Chair asked for any other comments. Hearing none, the Chair then made a motion to adjourn the meeting. Vice-Chair Frantz seconded.

Vote: (5-0) Adjourned at 9:05