



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

LANCASTER PLANNING BOARD
March 25, 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

Kendra Dickinson - Member

Regina Brown - Member

George Frantz - Member

Frank Streeter – Chair

Mike Favreau – Member (Absent)

Brian Keating – Director of Community Development and Planning

2. Approve meeting minutes: 1/8/2024; 3/11/2024

The Chair asked if there were any comments/edits on the meeting minutes from 1/8/24. Hearing no comments the Chair asked for a motion to approve the minutes. Member Brown so moved and Member Frantz seconded. The Chair asked for any other comments. Hearing none he called for a **Roll Call Vote:**

Kendra Dickinson - Aye

Regina Brown - Aye

George Frantz - Aye

Frank Streeter – Aye

Roll Call Vote: (4-0) Minutes from 1/8/24 approved.

The Chair asked if there were any comments/edits on the meeting minutes from 3/11/24. Hearing no comments the Chair asked for a motion to approve the minutes. Member Dickinson so moved; Member Brown seconded. The Chair asked for any other comments. Hearing none he called for a **Roll Call Vote:**

Kendra Dickinson - Aye

Regina Brown - Aye

George Frantz - Aye

Frank Streeter – Aye

Roll Call Vote: (4-0) Minutes from 3/11/24 approved.

Public Hearings

1. 357 Sterling Rd.

The Chair reported that the applicant had asked for a continuance of the hearing until April 8th, 2024. Member Frantz made a motion to continue the hearing until April 8th of 2024. Member Brown seconded the motion. The Chair asked if there were any other comments. Hearing none the Chair asked for a **Roll Call Vote:**

Kendra Dickinson - Aye

Regina Brown - Aye

George Frantz - Aye

Frank Streeter – Aye

Roll Call Vote: (4-0) Continue the Hearing for 357 Sterling Rd. until April 8th, 2024.

2. McGovern Blvd Ext. – Presentation of revised plans and responses to Stormwater Report Peer Review (2/2/2024)

John Kucich, Bohler Engineering, representing the applicant, was present. Mr. Kucich had the illustration of the Extension online. He told the Planning Board that they were in the process of going through the Conservation Commission and were waiting for a MEPA number. He asked if they could wait on this approval until the first week of June. The Chair asked the Board if they had any questions/concerns. Hearing none the Chair asked for a motion to continue the hearing until June 10th. Member Frantz made a motion to Continue the hearing until June 10th. Member Dickinson seconded the motion. The Chair asked if there were any other comments. Hearing none the Chair asked for a **Roll Call Vote:**

Kendra Dickinson - Aye

Regina Brown - Aye

George Frantz - Aye

Frank Streeter – Aye

Roll Call Vote: (4-0) Continue the hearing for McGovern Blvd Ext. until June 10th, 2024.

Public Meeting

1. Town of Lancaster Performance Guarantee internal policy draft.

Mr. Keating handed out a copy of the Town of Lancaster Performance Guarantee which he stated was in its draft form. A discussion ensued surrounding the draft. Mr. Keating asked for input from Wayne Feiden from Plan Sustain. Mr. Feiden let the Board know that they had to be careful making any decisions when looking at neighboring towns due to sample size. The next step is to submit the Performance Guarantee to Town Counsel. The Chair stated that we should put this on the next agenda.

2. Master Plan update – Wayne Feiden

Mr. Feiden discussed the 61 surveys we had received so far. He presented the surveys online in qualitative form. A discussion ensued between the Board and Mr. Feiden around the low turnout of the surveys. They discussed other ways to get more surveys completed.

Staff Report

1. Fort Pond Rd ANR request

A discussion ensued between Mr. Keating and the Board regarding the ANR request.

2. Ch. 61 A

A discussion ensued between Mr. Keating and the Board regarding Ch. 61A.

3. Wayfinding Program Update – Colors & Fonts

A discussion ensued between Mr. Keating and the Board as to the project materials suggested by the consultants.

4. Solar Battery Decommissioning Report & Bond Agreements

Mr. Keating had sent the Decommissioning report to BSC Group for pricing.

5. Hawthorne Lane Update

No updates on Hawthorne Lane

6. 13 Neck Rd. 40 B Project

Mr. Keating informed the Board that 13 Neck Rd. was going through Traffic Report with ZBA. He supplied the board with peer reviews.

7. Update on Hiring Process of Conservation Agent

Mr. Keating was hopeful that the new agent would start the week of April 8th.

8. DCAMM Project

Waiting for Legislature.

Correspondence

One piece from the Town Fire Department regarding McGovern Blvd.

New Business: None

Review Upcoming Meetings

4/8/24 @ 7PM hybrid

4/22/24 @ 7PM hybrid

5/13/24 NO Meeting scheduled -Town Wide Election

Adjourn

The Chair requested a motion to adjourn. Member Frantz made a motion to adjourn. Member Brown seconded. The Chair asked if there were any other comments. Hearing none the Chair asked for a Roll Call Vote:

Kendra Dickinson - Aye

Regina Brown - Aye

George Frantz - Aye

Frank Streeter – Aye

Roll Call Vote: (4-0) Meeting Adjourned at 8:38 pm

DRAFT