

**Lancaster Planning Board
Minutes of Meeting**

Meeting held downstairs in Town Hall

Wednesday – January 13, 2016

The meeting was called to order by Chairman Mark M. St. Pierre at 6:32 P.M., followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. St. Pierre, Vice Chairman Mark Frank, Andy Nadeau and Rusty Scott.

Absent: Selectmen's Representative Leo Enos, Justin Carter and Ben Southworth.

Alternate Members:

Present: Don Doolan and Penny Noyes.

Absent: Greg Westcott, Rick McCarten and Barbara Peaslee-Smith.

Others attending: Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

Due to absences of regular members Chairman Mark M. St. Pierre appointed alternates Donald Doolan and Penny Noyes as full voting members of the Board for the night's meeting.

To review and approve the minutes of the December 9, 2015 meeting.

A motion was made by Andy Nadeau and seconded by Donald Doolan to approve the minutes as written.

A vote was taken and the motion carried.

Appointments: None

Public hearing:

Major Subdivision:

Case # 781 - Isaac & Mara Hicks – Owners/applicants request approval to subdivide 1 lot consisting of approximately 9.01 acres off Spring Street into seven lots. Said major subdivision will result in Lot 1 – 1.01 acres, lot 2 – 1.38 acres, lot 3 – 1.08 acres, Lot 4 – 1.05 acres, lot 5 – 1.30 acres, lot 6 – 1.17 acres and lot 7 – 1.01 acres as well as create a private road to service said lots. Land zoned Residential. (Tax Map R09 – Lot 055 (9.01 acres), 14 Spring Street). **Application Deemed Complete 10/14/15. Vote on Final Approval.**

Benjamin Gaetjens-Oleson explained the additional information requested by the Board has still not yet been submitted. He explained he had a discussion with Mr. Hicks concerning the cost of the engineering work he was being quoted. He felt the cost may require him to change his plans and not have any lots serviced by Town sewer. Mr. Gaetjens-Oleson told Mr. Hicks he would rather see them on Town sewer to preserve the surrounding soils and lands and recommended Mr. Hicks speak with Planning Board member Andy Nadeau of Horizons Engineering to seek a scope of work and quote from them. Mr. Hicks stated he would appreciate Mr. Gaetjens-Oleson facilitating that conversation.

Andy Nadeau confirmed he has spoken with Mr. Hicks and expects to be contracted to complete the engineering work required by the Board. He was just waiting for Mr. Hicks to return his signed contract. Mr. Nadeau was going to walk the site first and meet with Water/Sewer Superintendent Tim Bilodeau and Highway Foreman Dennis Donnelly before beginning the formal work.

Donald Doolan expressed concern that the new lots created may end up with double wide trailers and abandoned cars on them. Mr. Gaetjens-Oleson explained that there is as much risk of that happening on those new lots as on any other lot in Town and that the Zoning Ordinance and State law provide protections from some of that. Penny Noyes asked if the Board had any time limit to make a decision. Mr. Gaetjens-Oleson explained the requirement of the Board to render a decision within 65 days of approving an application as complete and

continued to explain that Surveyor Tim Sutherland requested and received, from the Board, an extension from their requirement. Mr. Nadeau hoped to have the engineering done and ready for Board consideration by the February meeting.

With no further discussion it was announced by Chairman St. Pierre that the public hearing would be postponed until February 10, 2016 at 6:30PM at the Lancaster Town Hall.

Other Business:

Commercial Building Permit(s):

Mr. Gaetjens-Oleson informed the Board Allen Bouthillier submitted a building permit to construct a metal building at his business at 653 Main Street. He stated a permit for a similar request was approved 5 years ago but never completed. He is asking for guidance on whether Site Plan was required as he did not think it made sense to require one based on the minimum impact and fact a smaller request was approved a few years before. After some discussion the Board felt a building permit was all that should be required based on the assessment and opinion of Mr. Gaetjens-Oleson.

Voluntary Merger(s): None

Recent Zoning Decision(s): None

Announcement(s)/Correspondence(s):

Mr. Gaetjens-Oleson announced the Spring Planning/Zoning Conference will be April 23, 2016 at the Grappone Conference Center in Concord. He stated once more information is released and registration is open he will forward to the Board.

Mark Frank informed the Board that State legislation is being discussed concerning Accessory Buildings. He explained he was concerned the State's planning agency, the Office of Energy and Planning, was not contacted for any input. He believed that resource should have been utilized. There was discussion on how Lancaster handles accessory dwellings and Mr. Gaetjens-Oleson explained there is a general definition in the Zoning Ordinance for them but no specific ordinance around their use.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Andy Nadeau and seconded by Rusty Scott to adjourn. A vote was taken and the meeting adjourned at 7:04 P.M.

Respectfully,



Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Approved: 2/10/16



Mark M. St. Pierre – Chairman