

**Lancaster Planning Board  
Minutes of Meeting**

**Meeting held upstairs in Town Hall**

**Wednesday – October 10, 2018**

The meeting was called to order by Chairman Mark M. E. Frank at 6:30 P.M., followed by the Pledge of Allegiance.

**Initial Business:**

**Roll Call:**

Regular Members:

**Present:** Chairman Mark M. E. Frank, Selectmen's Representative Leo Enos, Rusty Scott and Mark M. St. Pierre.

**Absent:** Vice Chairman Andy Nadeau, Justin Carter and Penny Noyes.

Alternate Members:

**Present:** Shane Beattie and Don Doolan.

**Absent:** Greg Westcott and Rick McCarten.

Student Representatives:

**Absent:** Isabela Gaetjens-Oleson and Andy Smith.

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

**Chairman Mark M. E. Frank appointed alternates Shane Beattie and Don Doolan to full voting members to replace Justin Carter and Penny Noyes who were absent.**

**To review and approve the minutes of the September 12, 2018 meeting.**

**A motion was made by Leo Enos and seconded by Mark St. Pierre to accept the minutes as written. A vote was taken and the motion carried.**

**Appointment(s):** None.

**Application-Submission(s)/Public Hearing(s):** None.

**Other Business:**

**Preliminary Conceptual Consultation:**

Benjamin S. Gaetjens-Oleson, representing the Lancaster Rotary Club, passed around copies of preliminary plans for the proposed parking lot project they will be presenting to the Board in the coming months. He explained the total project will need two approvals-first a lot line adjustment to acquire portions of land from Myra Emerson and the Phoenix group and the second for a site plan to redevelop the parking area. He stated he hoped to get it to the Board sooner but there has been some issues coordinating all the signatures necessary for all the parties involved. He thanked Sane Beattie and his company for the donated services to remove the buildings from the lots. Mr. Gaetjens-Oleson explained that 22 parking spaces are proposed to be incorporated into the final lands acquired with access from Canal Street. There will be on-site stormwater management in the form of an infiltration swale that will accommodate landscaping as a buffer for the neighbors. A new fence will also be placed on the property line with the abutting neighbors on Canal Street.

It was asked if there was a right-of-way (ROW) through the property and Mr. Gaetjens-Oleson explained there was an undefined ROW that goes to the back of the Grant Grind building. Mr.

Gaetjens-Oleson stated that the Rotary Club hopes to formally submit their applications to the Board at the November 14<sup>th</sup> meeting. Mr. Gaetjens-Oleson sought confirmation from the Board on whether the site Plan would be a Minor or Major. The Board felt the proposal should be considered a Minor Site Plan and presented that way. Shane Beattie asked how the final grading would be in relation to the Rialto property which is substantially lower. Mr. Gaetjens-Oleson showed on the plans where stormwater from the Rotary lot would not flow towards the Rialto but to the swale and there is a slight outlet onto Canal Street that would act as an overflow in extreme instances and let water flow across the street into the Rotary property proposed to be a park.

Mr. Gaetjens-Oleson explained the Town would be maintaining the parking lot and the plan was to offer the property along with the park properties to the Town at the 2019 Town Meeting. He continued to state he has spoken with most, if not all, of the direct abutters and the majority are very pleased with the plans. The project will need a Shoreland Protection permit from NH DES and Horizons Engineering is preparing that for submission as soon as the Club owns all the necessary land.

**Commercial Building Permit(s):**

Capital Well LLC/Adams Energy, LLC: 22.8kW roof-mounted solar PV system

**Voluntary Merger(s):** None.

**Recent Zoning Decision(s):**

Judy M. Nichols: Use Variance to raise 2 pigmy goats as pets at her residence.

**Training Topic(s)/Material(s):**

Tentative date for the State Planning/Zoning Conference-June 1 in Concord.

**Announcement(s)/Correspondence(s):**

Master Plan Community Engagement Update: The next meeting is schedules for October 17<sup>th</sup>. The group is developing ways to engage the public and receive important input from them.

NHDES Request for more information: AB Excavating for their AoT Permit Request for the quarry expansion

Mr. Gaetjens-Oleson explained the next Planning Board meeting is the same day at the Town Volunteer Dinner-November 14. Mr. Gaetjens-Oleson stated there is no good day to reschedule the meeting for to ensure enough notice for cases or attendance from members. Leo Enos proposed the Planning Board meeting stay on the same date but start a little later. The Board decided that a 7:00 P.M. start time for the meeting would give those attending the dinner enough time to eat and then make it to the meeting. Mr. Gaetjens-Oleson assured the Board they would be first in line for dinner.

Don Doolan stated he went to a training where he learned Base Flood Elevations can change and felt this may be an issue for future plans.

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

**A motion was made by Leo Enos and seconded by Mark M. St. Pierre to adjourn. A vote was taken and the meeting adjourned at 7:07 P.M.**

Respectfully,

*Sandra E Doolan*  
Sandra E. Doolan – Clerk

Approved: *AK AMENDED*  
*11/14/18*

*Mark M E Frank*  
Mark M. E Frank - Chairman