

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in auditorium at Town Hall

Wednesday October 9, 2019

The meeting was called to order at 6:30 PM by Vice Chairman Andy Nadeau followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

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

Absent: Chairman Mark M. E. Frank, Selectmen's Representative Leo Enos and Justin Carter.

Alternate Members:

Present: Selectmen's Representative Alternate Leon Rideout, Don Doolan, Shane Beattie, Maggie Jones and Greg Westcott.

Absent: Garrett Savard.

Others present:

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

At this time Vice Chairman Andy Nadeau appointed Alternate Members Greg Westcott and Shane Beattie to full voting members for the night's meeting in the absence of Chairman Mark M. E. Frank and Regular Member Justin Carter.

To review and approve the minutes of the September 11, 2019 meeting.

A motion was made by Mark M. St. Pierre and seconded by Greg Westcott to accept the minutes as written. A vote was taken and the motion carried.

Appointment(s): None.

Public Hearing(s): None.

Other Business:

Preliminary Conceptual Consultation(s): None.

Commercial Building Permit(s):

- Mary Gray (Owner/Applicant) - Renovate existing building to include new water and sewer service and bathroom installation to accommodate a yoga studio.
- Lancaster Congregational Church (Owner)/Sunnybrook Montessori School (Applicant) - Renovate existing school area in basement of church.
- McKerley Health Facilities (Owner)/Mount Royal Academy North (Applicant) - Renovate portion of existing building to create private school.
- Dana Southworth (Owner/Applicant) - Construct a 16' X 60' partially enclosed structure to store and operate a sawmill for occasional use by property owner.

Voluntary Merger(s): None.

Recent Zoning Decision(s):

- Benjamin Gaetjens-Oleson informed the Planning Board that the Zoning Board did have a

meeting in September but did not hear any cases. He explained he presented the same information to the Zoning Board on Developments of Regional Impact (DRI) as he did to the Planning Board. He told the Planning Board the Zoning Board decided to amend their Rules of Procedure to outline a formal step in determining DRI's.

Training Topic(s)/Material(s):

- Preemption of Local Land Use Laws-Mr. Gaetjens-Oleson provided the Planning Board with information in their packets on Governmental Uses of Land and Preemption of Local Land Use Laws. He explained that uses by a defined governmental entity is exempt from abiding by local land use laws. He stated the entity is required to present to the Selectboard and Planning Board a description of the proposed use before developing it. Either Board may hold a public hearing to gather input and offer suggestions to the entity however, the entity does not have to implement any suggestion or recommendation presented to them. Mr. Gaetjens-Oleson offered for example the extra free-standing sign at the Shaws Plaza for the Liquor Store and the development of the Elementary School at its current location. He did state that although local land use laws do not have to be followed all other State and Federal laws and regulations do. Mr. Gaetjens-Oleson also briefly explained other issues that could preempt local land use laws like large energy producing systems. In instances such as this the State's Site Evaluation Committee (SEC) becomes the regulatory power. Although the local community does not have any jurisdiction in the mater they can still offer comment to the SEC on the proposal. This is the process Northern Pass had to go through. Smaller energy systems could still be reviewed by the SEC if the local community requests it. There are other instances where local land use laws are preempted and they are outlined in the information given to the Board.

Announcement(s)/Correspondence(s):

- Master Plan Update-Mr. Gaetjens-Oleson explained the Committee's second meeting was last month. They looked over the Preamble/Vision and began the process for developing a survey. He stated the next meeting was the next day where more work on survey creation would be done. He informed the Board that Donnie Doolan had to step down from the Committee due to other pressing obligations so there is one vacancy on the Master Plan Committee for a Planning Board representative and if anyone was interested they should let him know.

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

A motion was made by Mark M. St. Pierre and seconded by Rusty Scott to adjourn. A vote was taken and the meeting adjourned at 7:05 P.M.

Respectfully,


Sandra E. Doolan – Clerk

Approved: 11/13/19


Andy Nadeau
Vice Chairman