

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – December 12, 2018

Due to the absence of Chairman Mark M. E. Frank and Vice Chairman Andy Nadeau, the meeting was called to order by Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson at 6:30 P.M., followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Selectmen's Representative Leo Enos, Justin Carter and Penny Noyes.

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

Alternate Members:

Present: Shane Beattie, Don Doolan, Rick McCarten and Garrett Savard.

Absent: Greg Westcott.

Student Representatives:

Absent: Isabella Gaetjens-Oleson and Andy Smith.

Alternate members Shane Beattie, Don Doolan, Rick McCarten and Garrett Savard were appointed to full voting members for the meeting due to the absence of regular members Chairman Mark M. E. Frank, Vice Chairman Andy Nadeau, Rusty Scott and Mark M. St. Pierre.

To review and approve the minutes of the November 10, 2018 meeting.

A motion was made by Justin Carter and seconded by Leo Enos 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(s):

- Benjamin Gaetjens-Oleson announced that Anderson Equipment may submit a Site Plan application for improvements to their building on North Main Street that would include an addition to the rear to house a new service bay and either an addition to the front for more office space or improvements to the existing building for the needed office space. He stated John Scales of Anderson Equipment discussed the possible plans with him and would submit the application if they decide to follow through with the work. Mr. Gaetjens-Oleson explained the size of the proposal would qualify it for a Minor Site Plan and stated it appeared there is plenty of room on the lot for the improvements.

Commercial Building Permit(s):

- McDonalds-258 Main Street: Improvements to the building facade with some interior renovations and drive through signage and parking. There will be no change to the foot

print of the building or other exterior features.

- Garland Mill Timberframes-273 Garland Road: Addition for office space.

Voluntary Merger(s): None.

Recent Zoning Decision(s): None.

Training Topic(s)/Material(s): None.

Announcement(s)/Correspondence(s):

- 2019 Meeting Calendar: Mr. Gaetjens-Oleson passed out the 2019 Town Board/Committee meeting schedule. He noted the Planning Board will be meeting the first Wednesday in March due to Town Meeting instead of the second. It was noted that the Zoning Board is listed to meet on Christmas Day. Mr. Gaetjens-Oleson apologized and stated he would change that and resend the calendar.
- 2020 Master Plan Community Engagement Survey: Mr. Gaetjens-Oleson stated that he has been working with other group to see what they can do for the community, having other input is very helpful.
- 2019 Priorities: Mr. Gaetjens-Oleson asked the Board if they had any priorities to focus on for the upcoming year. The only one identified was the Master Plan Update.
- Shane Beattie stated he went to the NH DES public meeting in Lancaster to discuss the proposed rule changes for Wetlands permitting. He explained the changes are an effort to streamline the process.
- Mr. Gaetjens-Oleson announced AB Excavating and Weeks Medical Center received their NH DES permits and a Wetlands Permit application submitted by Lyndsey Cote for her property on Martin Meadow Pond Road needs additional information.

Other business as may legally be brought before said meeting.

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

A motion was made by Don Doolan and seconded by Justin Carter to adjourn. A vote was taken and the meeting adjourned at 6:45 P.M.

Respectfully,

Sandra E. Doolan – Clerk

Approved:

Mark M.E. Frank - Chairman