

**Lancaster Planning Board
Minutes of Meeting**

Meeting held Lancaster Town Hall upstairs. Wednesday – December 8, 2021

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

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Andy Nadeau, Vice Chairman Justin Carter, Mark St. Pierre and Maggie Jones.

Absent: Selectmen's Representative Leon Rideout, Mark M.E. Frank

Alternate Members:

Present: Don Doolan, Rick McCarten and Vicki Gibbs.

Absent: Greg Westcott

Others attending:

Land Use Coordinator Robin L. Irving, Clerk Sandra Doolan, Alternate Selectmen's Representative Troy Merner, Redmond and Milo Thayer, Leah Hart and her husband.

At this time Chairman Andy Nadeau appointed Alternate member Vicki Gibbs as a full voting member for the meeting to have a full voting board.

Review and approve the minutes of the November 10,2021 meeting.

LUC Robin Irving brought up that the motion made by Leon Rideout was counter to the intent of the Board to have the recommendations to Dupuis non-binding and secondly, Alternate Selectmen's Representative Troy Merner was moved into the full voting position by the Chairman because Leon Rideout was late for the meeting, so Rideout's motion is essentially invalid.

A motion was made by Maggie Jones and seconded by Troy Merner to strike the motion made by Leon Rideout as the case shouldn't be binding and should be a preliminary conceptual consultation until all the amended paperwork is presented. A vote was taken and the motion carried.

Appointment(s): None

Public Hearing(s):

Technical Subdivision/Lot Line Adjustment

Case #828 – Russell T. and Lynne F. Hart, Trustees of The Russell T and Lynne F. Hart Family Trust. Applicant(s)/Owner(s) request a Technical Subdivision. Lot Line Adjustment to adjust various lot lines between two abutting parcels off Pleasant Valley Road in Lancaster with Tax Map R07-Lot 028 receiving approximately 2.19 acres from Tax Map R07-Lot 027. No new lots to be created. Land Zoned Agricultural. (Tax Map R07-Lot 028 (9.31 acres), off Pleasant Valley Road and Tax Map R07-Lot 027 (18.30 acres), off Pleasant Valley Road).

Review application for completeness. Vote on final approval.

Chairman Nadeau stated that the case being presented was a Technical Subdivision and he went through the application that was presented according to Section 6 of the regulations. After reviewing the application, the meeting was open for any comments or corrections. Hearing none a vote was called for to accept the application as complete.

A motion was made by Maggie Jones and seconded by Vicki Gibbs to accept the application as complete. A vote was taken and the motion carried.

At this time Lean Hart presented the case to the Planning Board. She stated that it would only be a boundary line adjustment as they were only moving 2.19 acres to be joined to the lot beside it. It was asked if there were any plans for future development of the lots and Ms. Hart stated that there weren't any right now but maybe in the future they might build a house.

The meeting was opened for Public Hearing.

Abutters:

It was asked if there were any abutters who wished to speak to the project. Redmond Thayer who owns land abutting the project noticed that there were stakes put up and asked if that is where there might be a house in the future. The applicants confirmed this location as the potential house location. Mr. Thayer also noted that there are two historical markers along the adjacent road and wanted to make sure that there would be no interference with historical or conservation efforts on his land. The applicants confirmed that access to the proposed home will be on the current road and no lands should be disturbed. The Thayers went over the project with the Harts and exchanged contact information. Mr. Thayer did not have any problems with the project. With no other abutters present the meeting was opened to the public.

Public:

There was no one from the public to speak so the meeting was opened to the Planning Board.

Mark Frank arrived at 6:44 P.M.

It was asked if there were any further questions from the Planning Board regarding the project, hearing none a vote was called for to accept the plan for final approval.

A motion was made by Mark St. Pierre and seconded by Maggie Jones to accept the plan for final approval. A vote was taken and the motion carried.

Other Business:

Preliminary Conceptual Consultation(s): None

Commercial Building Permit(s): John W. Weeks Post 3041 VFW – that was discussed at the last meeting and approved.

Recent Zoning Decision(s): None

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

Announcement(s)/Communication(s): None

Other Business as may legally be brought before the meeting.

Land Use Coordinator Robin Irving stated that Lucy Wyman raises the issue of enforcement of site plan conditions via possible case review and also request review of the Shaw's Site Plan. Complainant stated that she would be present to discuss the issues. Ms. Wyman was told that she would have to be put on the agenda if she wanted to discuss any issues, she continues to say she is coming and has not shown up to date. Because the site plan regulation amendments are ongoing and the individual cases are not going to be reviewed to 'right the wrongs,' LUC Irving will discontinue slating it as an action item on the agenda.

LUC Irving also stated that there was a lot coming up in the January meeting and hoped all could make the effort to attend.

Mark M.E. Frank wanted to know if there was a time limit for the meetings. Chairman Nadeau stated that the Board tries to get all of the work done that is scheduled for that night, if need be the meeting could be adjourned and taken up at the next meeting or set a special meeting to complete, but it is rare that this happens.

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

A motion was made by Mark St. Pierre and seconded by Justin Carter to adjourn. A vote was taken and the meeting adjourned at 6:50 P.M.

Respectfully,

Sandra E. Doolan – Clerk

Approved:



Andy Nadeau - Chairman