

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday March 3, 2021

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

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Andy Nadeau, Vice Chairman Justin Carter, Rusty Scott, Mark M. St. Pierre, Mark M. E. Frank and Selectmen's Representative Leon Rideout.

Absent: Penny Noyes.

Alternate Members:

Present: Greg Westcott Vickie Gibbs and Maggie Jones.

Absent: Don Doolan.

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

Review and approve the minutes of the February 10, 2021 meeting. Noting that there were no additions or corrections a vote was called for to accept the minutes.

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

Appointment(s):

- Chairman Andy Nadeau informed the Board that Regular Member Penny Noyes is stepping down from the Board due to health reasons. He explained this left the Board with 2 vacancies, one for an Alternate Member and one for a Regular Member. Benjamin Gaetjens-Oleson stated typically an Alternate Member would be moved up to fill the Regular Member vacancy. This is done based on seniority. He stated Greg Westcott is the next senior after Don Doolan, who likes to stay as an Alternate Member, and asked if Greg was interested. Mr. Westcott stated if no other alternates were interested he would move up. Maggie Jones expressed interest in moving up to a Regular Member. Both would discuss it with Mr. Gaetjens-Oleson later for consideration at the next meeting. Mr. Gaetjens-Oleson informed the Board an ad was placed in the paper seeking interested parties to submit letters of interest. He stated the deadline for submission had passed and no letters were received. He did remind the Board that former member, Rick McCarten, had expressed interest as well as Leo Enos. The Board stated each would need to submit letters to the Board for consideration to recommend to the Selectboard. Two members have terms expiring after Town Meeting. Regular Member, Rusty Scott, and Alternate Member, Vickie Gibbs, have both requested to be reappointed.

A motion was made by Mark M. E. Frank and seconded by Greg Westcott to recommend to the Selectboard the reappointment of Regular Member Rusty Scott and Alternate Member Vickie Gibbs. A vote was taken and the motion carried.

Chairman Nadeau stated that it would be nice to send a card to Penny Noyes thanking her for her service to the Board and wish her well. Mr. Gaetjens-Oleson said that he would take care of that.

Application Submission(s)/Public Hearing(s):

Case #818 – George M Stevens Real Estate L.L.C. - Applicants/Owners request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels off Main Street in Lancaster with Tax Map P06 – Lot 041 receiving approximately 0.04 acres from Tax Map P06-Lot 042.

No new lots to be created. An Area Variance for 147 Main Street (Tax Map P06-Lot 042) was approved on December 18, 2019 (ZBA Case #522) for non-compliant setback and lot size that would be required for approval of this request. Land Zoned Central Business District-Middle. (Tax Map P06-Lot 041 (0.45 acres), 149 Main Street and Tax Map P06-Lot 042 (0.17 acres), 147 Main Street). **Review Application for Completeness. Vote on Final Approval.**

Chairman Andy Nadeau recused himself from the Board at 6:39 PM to present the case. Vice Chair Justin Carter shall serve as Chairman.

Mr. Nadeau passed out plans for the Board to review and explained GMS Insurance purchased the church lot after finding out part of the land they thought was there's was actually the church's. This area is shown on the plan as part of the GMS parking lot and the proposed Lot Line Adjustment was to adjust the properties so this land would belong to GMS. A variance was sought and received because moving the lot line would make the setbacks and lot size non-compliant and was required for the Board to approve this request. Mr. Gaetjens-Oleson explained the request only makes what everyone thought was the real lot lines the actual lot lines.

A motion was made by Mark M. St. Pierre and seconded by Rusty Scott to accept the Application as Complete. A vote was taken and the motion carried.

Vice Chairman Carter opened the Public Hearing at 6:44 PM and asked if there were any abutters present who wished to speak to the case. There being none he asked if any members of the public wished to speak to the case. There being none he closed the Public Haring at 6:45 PM and opened it only to the Board. There being no questions from the Board a motion was called for Final Approval.

A motion was made by Mark M. St. Pierre and seconded by Rusty Scott to approve the plan for Final Approval. A vote was taken and the motion carried.

Chairman Andy Nadeau returned to the Board and resumed his Chairman duties at 6:46 PM.

Other Business:

Preliminary Conceptual Consultation(s):

- Shane Beattie: Further development at 369 Main Street. Shane Beattie stated he wants to put up an 85' x 120' building in front of his existing sand storage area at 369 Main Street to be used as his garage, office with other tenants possible. It would be a steel building with the front clad in wood siding. He explained he would mimic the current CDL (AGWAY) lot as far as building setback, parking area and roadside buffer. The driveway and parking area would be gravel and he will be applying for Alteration of Terrain permits with NH DES as he feels he is getting close to the threshold. It was asked how big the lot was and he stated that it is about 4.2 acres but he also owned the portion of the railroad bed behind his lot. He is expecting to place a drainage swale to handle stormwater. Mr. Gaetjens-Oleson asked the Board if they felt this would need to be a Major or Minor Site Plan in terms of number of meetings required. The Board stated that Mr. Beattie could request a waiver to have the proposal formally considered at the same meeting the application is accepted. Mr. Beattie thanked the Board and will provide what is needed to proceed.
- Joel Dupuis: Mr. Gaetjens-Oleson explained Joel Dupuis of 550 Main Street is interested in operating a small auto repair shop and motor vehicle/trailer sales business at his home. He explained the land is zoned Agricultural so Mr. Dupuis will need to get a variance but he would also need a Site Plan for change of use. He does currently operate a small tire business there as a Home Based Business but the expansion would require more review. The Board stated the concerns they initially see that Mr. Dupuis will have to consider and document in an application

are hours of operation, display area of items for sale and junk cars on the property. Mr. Gaetjens-Olson stated he would pass this on to Mr. Dupuis.

Commercial Building Permit(s):

- Winn Associates (Applicant)/WA Properties, LLC (Owner)-Interior renovations to existing apartments. No change to building footprint.

Recent Zoning Decision(s):

- Denied: Rempro Enterprises & Properties, LLC for an Appeal of an Administration Decision regarding the authority of the Planning/Zoning Coordinator to evaluate complaints of non-compliance with Planning Board subdivision approvals.

Training Topic(s)/Material(s):

- Public Hearing Process: Mr. Gaetjens-Oleson stated that he would have something in the packet for the next meeting for the Board to review and be able to ask questions.

Announcement(s)/Correspondence(s):

- Mr. Gaetjens-Oleson reminded the Board that on Tuesday, March 9, 2021, Town Elections will be held from 8:00 AM to 7:00 PM at the Town Hall and Town Meeting will be on Saturday, March 13, 2021, at the Lancaster Elementary School at 10:00 AM.

Any other business that needs to come before the meeting.

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

A motion was made by Greg Westcott and seconded by Justin Carter to adjourn. A vote was taken and the motion carried. The meeting adjourned at 7:10 PM

Respectfully,

Sandra E. Doolan – Clerk

Approved:

Chairman – Andy Nadeau