

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday – July 8, 2020

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

Initial Business:

Roll Call:

Regular Members:

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

Absent: Penny Noyes and Selectmen's Representative Leon Rideout.

Alternate Members:

Present: Greg Westcott, Don Doolan and Maggie Jones.

Absent: Garret Savard

Others attending:

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Clerk Sandra Doolan, Vicki Gibbs, Rob Christie, Dana Masson and John Davidge.

Chairman Mark M. E. Frank appointed Alternate Member Maggie Jones as a regular voting member for tonight's meeting due to the absence of Regular Member Penny Noyes.

Review and approve the minutes of the June 10, 2020 meeting.

Noting that there were no additions or corrections to the minutes a motion was called for to accept the minutes as presented.

A motion was made by Rusty Scott and seconded by Mark M. St. Pierre 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):

- Dana B. Masson RE: Minor Subdivision for Prospect Farm – Lancaster LLC
Dana Masson presented the Board with preliminary plans for a minor subdivision off Mount Prospect Road. The property owner would like to subdivide 13 acres from the 242 acre lot. He explained the lot has been logged recently and no other improvements are proposed at this time. Mr. Masson stated he would like to seek waivers from some submission requirements. The first is the need for test pits. He stated test pits are typically required to show if a lot can support a septic system. With 13 acres and soils information on the plan he feels this is not a necessary requirement. He also would like to not have to survey the whole 242 acre lot but only the area of the 13 acres to be subdivided. He did agree to include a clear locus map showing the full lot with the new

lot depicted. The Board felt these could be appropriate waivers and agreed they could be sought. It was asked if there was a plan for the lot. Owner, John Davidge, stated he plans to give the lot to one of his children but did not feel anything would be built on it in his lifetime.

Abutter Rob Christie was allowed to speak and stated that the applicant has done a fantastic logging job on the lot. He said he has known Mr. Davidge for a long time and felt that he would do a good job on future land developments on the lot.

The Board thanked Mr. Masson and Mr. Davidge for coming to the Board.

Regular member Penny Noyes arrived at 6:40.

Commercial Building Permit(s):

- Squirrel Away Self Storage (Owner/Applicant) - Construct a 30' x 160' and two 30' x 100' self-storage buildings all on slab.
- Trividia Health (Owner)/Daniel Davenport (Applicant) - Construct a 18' x 28' room within existing building to house new production equipment. No change to current footprint.

Recent Zoning Decision(s):

- Approval: Case# 525 – Gage and Reginald Charron for a Use Variance concerning article 5.04, “Placement of Manufactured Homes in the Agricultural District.”
- Approval: Case# 526 – Douglas S. & Terry A. Capute for an Area Variance concerning article 5.01, “Building Setbacks in the Residential District”.

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

Announcement(s)/Correspondence(s):

- Master Plan Update - Mr. Gaetjens-Oleson stated that the Master Plan Committee would be meeting on the third Thursday this month instead of the second to review the work they have done and receive an update from consultants who have been doing some work to develop a marketing plan for the Town. He explained this should coincide with the current task of the Committee to develop a Vision Statement.

Other business as may legally come before said meeting.

- Election of Board Chair and Vice Chair-After a lot of discussion Andy Nadeau agreed to serve as the Planning Board Chairman. With no other discussion a motion was called for.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to appoint Andy Nadeau as the new Chairman. A vote was taken and the motion carried.

After further discussion Justin Carter agreed to serve as the Vice Chairman.

A motion was made by Mark M. St. Pierre and seconded by Maggie Jones to appoint Justin Carter as Vice Chairman. A vote was taken and the motion carried.

Mr. Gaetjens-Oleson stated that Selectman Leon Rideout had spoken with Garret Savard about his absences from the Board. Mr. Savard told him he believed he submitted a resignation letter. Although Mr. Gaetjens-Oleson does not recall receiving one he feels this is intent enough to consider Mr. Savard's seat vacant. He explained that this makes 2 vacancies on the Board for Alternate Members, one of which Vickie Gibbs is interested in filling. It was asked when do Alternate Members move up and become full-time Regular Members. Mr. Gaetjens-Oleson stated it happens when a vacancy occurs or it could happen if a Regular Member wishes to stay

on the Board but step down to become an Alternate. He did stress that he appreciates the diversity on the Board and feels they have all worked very well together and Thanked them.

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

A motion was made by Rusty Scott and seconded by Justin Carter to adjourn. A vote was taken and the motion carried. Meeting adjourned at 6:56 PM.

Respectfully,

Sandra E. Doolan – Clerk

Approved:

Mark M.E. Frank
Chairman

DRAFT