

**Lancaster Planning Board  
Minutes of Meeting**

**Meeting held in Town Hall Auditorium**

**Wednesday - August 12, 2020**

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, Mark M. St. Pierre, Mark M. E. Frank and Penny Noyes.

**Absent:** Selectmen's Representative Leon Rideout, Rusty Scott and Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

Alternate Members:

**Present:** Greg Westcott and Don Doolan

**Absent:** Maggie Jones

**Others attending:** Clerk Sandra Doolan and Don Freddette.

Review and approve the minutes of the July 8, 2020 meeting.

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

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

**Appointment(s):** None.

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

**Case #816 – Donald A., Judith & Jeffrey D. Freddette and Robert F. Ladd** - Applicants/Owners request a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels off Portland Street in Lancaster with Tax Map R10-Lot 053 receiving approximately 0.42 acres from Tax Map R10-Lot 054. No new lots to be created. Land Zoned Residential and Agricultural. (Tax Map R10-Lot 053 (3.11 acres), 166 Portland Street and Tax Map R10-Lot 054 (9.00 acres), 180 Portland Street). **Review Application for Completeness. Vote on Final Approval.**

Don Doolan, Surveyor, presented the Planning Board with plans of the proposed lot line adjustment. They are proposing to move part of the north line of Robert Ladd to the south boundary of Donald Freddette. It was asked if they were only adjusting a line and the answer was yes. With the adjustment it made the line from agricultural to residential.

Chairman Nadeau stated that they needed to review the application for completeness before further discussion. He noted that all of the proper things had been checked off and all of the abutters had been notified.

**A motion was made by Mark M. St. Pierre and seconded by Justin Carter to accept the application as complete. A vote was taken and the motion carried.**

Chairman Nadeau stated that the Zoning Line was the boundary. Mr. Doolan stated that it was but it did not change the acreage, there was only a small piece of land that was in the Zoning area. The Zoning area was defined as the south boundary. It was asked if there had ever been any parcels that were in two different areas and the answer was yes. It has happened when there has been an overlap. There was a lot of discussion as to where to put the setbacks and how far. It was decided that being so much discussion as to the two areas it needed to be looked into further. They will look into the Zoning Regulations, you can't move a zoning line.

**A motion was made by Mark M. St. Pierre and seconded by Justin Carter that the Line Adjustment be approved subject to a review with Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Planning Board Chairman Andy Nadeau and Surveyor Don Doolan to address the setbacks between the two zones. A vote was taken and the motion carried.**

**Other Business:**

**Preliminary Conceptual Consultation(s):** None.

**Commercial Building Permit(s):** None.

**Recent Zoning Decision(s):** None.

**Training Topic(s):** None.

**Announcement(s)/Correspondence(s):** None.

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

**A motion was made by Justin Carter and seconded by Greg Westcott to adjourn. A vote was taken and the motion carried.**

Respectfully,

*Sandra E. Doolan*

Sandra E. Doolan – Clerk

Approved: 9/9/2020

*Andy Nadeau*

Andy Nadeau  
Chairman