

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – June 13, 2018

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

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. E. Frank, Vice Chairman Andy Nadeau and Mark M. St. Pierre.

Absent: Selectmen's Representative Leo Enos, Rusty Scott, Justin Carter and Penny Noyes.

Alternate Members:

Present: Selectmen's Representative Alternate Leon Rideout, Shane Beattie, Don Doolan, Greg Westcott and Rick McCarten.

Student Representatives:

Absent: Isabela Gaetjens-Oleson and Andy Smith.

Chairman Mark M. E. Frank moved alternates Don Doolan, Greg Westcott and Rick McCarten up to full voting members to replace Penny Noyes, Rusty Scott and Justin Carter who were absent. Selectmen's Representative Alternate Leon Rideout was present as a full voting member to replace Selectmen's Representative Leo Enos who was absent for the evening's meeting.

Review and approve the minutes of the May 9, 2018 meeting.

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

Appointment(s): None.

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

Minor Site Plan Review

Case #804 – 369 Main Street, LLC – Applicant requests approval to construct two gravel pads to accommodate their construction business. Pad one will be approximately 150' x 150' and be used for the parking of equipment and machinery while pad two is proposed to be 85' x 85' and used for placement of an approximately 1,785 square foot, temporary, steel hooped structure. Additional underground utilities will be installed as well as roadside landscaping. Land Zoned Commercial. (Tax Map P01-Lot 008 (4.74 acres). 369 Main Street). **Review Application for Completeness. Vote on Final Approval.**

Don Doolan, Greg Westcott and Shane Beattie recused themselves at 6:37 P.M.

Don Doolan gave plans to the Board for their review. Chairman Mark M. E. Frank noted that the application for the case had been reviewed and asked if there was anything else that needed to be added or excluded from it. Noting none a motion was called for to accept the application as complete.

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

Chairman Mark M. E. Frank opened the Public Hearing and stated that all of the abutters had been notified by certified mail. Chairman Frank opened the floor for the applicant and/or their agent. Don Doolan, agent for applicant Shane Beattie, stated that the plan showed 2 pads that are to be on the lot. One is to have a temporary structure. As of right now there is water running in the ditch along the property but it is usually dry during most of the year so no issues are expected. He explained there is a culvert as well and it would be nice if the state fixed it. It was noted that it is not up to the Planning Board to notify the State of the problem. It was noted that there is a shared driveway with the Public Service Co. It was asked if the DOT would require another permit. The answer was that it had not been addressed at this time.

Andy Nadeau stated that he felt DOT would require a Change of Use Driveway Permit as they are changing part of the property from Retail to Industrial/Commercial. Chairman Frank stated that it could be a condition that all permits be in place. It was asked if they would be storing fuel at the site and the answer was no.

Rick McCarten asked if the shielded lighting meant down and not out and the answer was yes.

Noting there was no further comment from the applicant or his agent the hearing was opened to the abutters. Noting there were no abutters present who wished to speak to the case the hearing was opened to the public. Noting there was no one from the public wishing to speak to the case the public hearing was closed and opened only to the Planning Board. Noting that there was no further discussion on the case a motion was called for to accept the plan for final approval.

A motion was made by Mark M. St. Pierre and seconded by Leon Rideout to accept the plan for final approval with the following condition:

CONDITIONS PRECEDENT:

1. **Any and all other local, state and/or federal permits required shall be received prior to construction.**

A vote was taken and the motion carried.

Other Business:

Preliminary Conceptual Consultation(s): None.

Commercial Building Permit(s):

Permit# 18-008: CN Brown Company at 3 Mayberry Lane to remove and replace underground gas and diesel tanks and replace existing 30' x 30' canopy with new 30' x 70' canopy to accommodate new pump installation.

Voluntary Merger(s):

Gary R. & Sharon W. Chamberlain of Danville, VT-They own two lots on Hartco Ave. and want to merger them to build a house that would straddle the adjoining property lines.

A motion was made by Mark M. St. Pierre and seconded by Rick McCarten to approve the merger. A vote was taken and the motion carried.

Recent Zoning Decision(s): None.

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

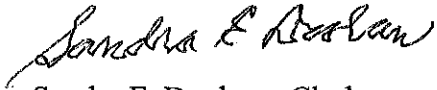
Announcement(s)/Correspondence(s):

Alteration of Terrain Permit for Allen Bouthillier for a Quarry Material Handling Area at his gravel pit on Route 3. The permit was approved by the DES and is good until May 31,2023.

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

A motion was made by Mark M. St. Pierre and seconded by Rick McCarten to adjourn. A vote was taken and the motion carried. Meeting adjourned at 6:55 P.M.

Respectfully,



Sandra E. Doolan – Clerk

Approved: 7/11/18



Mark M. E. Frank - Chairman