

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday – September 09, 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 Selectmen's Representative Leon Rideout and Penny Noyes.

Absent: Rusty Scott.

Alternate Members:

Present: Greg Westcott, Maggie Jones and Don Doolan.

Others attending: John Davidge and Vickie Gibbs.

Chairman Andy Nadeau appointed Alternate Members Maggie Jones and Greg Westcott as regular voting members for tonight's meeting due to the absence of Regular Members Mark M. E. Frank and Rusty Scott.

Review and approve the minutes of the August 12, 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# 817 – Prospect Farm-Lancaster, LLC – Applicant/Owner requests a minor subdivision to divide 1 lot along Mount Prospect Road into 2 lots. Said minor subdivision will result in one lot totaling approximately 13.03 acres with the remaining lands totaling approximately 242.07 acres. A request to waive the submission requirement of test pit location and full lot survey will also be considered during the application completeness review. Land Zoned Agricultural. (Tax Map R23 – Lot 020 (255.1 acres), Mount Prospect Road). **Review Application for Completeness. Vote on Final Approval.**

Chairman Andy Nadeau read the case description, including the request for waivers from the submission requirements of a full survey and providing test pit information. Don Doolan questioned the need for a waiver from the full survey requirement. He stated he did not recall a waiver ever being requested when a full survey was not provided.

Mark M. E. Frank arrived at 6:35 PM.

Chairman Nadeau explained it is typical for a full survey to be done for subdivisions but for larger lots it may not be necessary to require the expense unless it is necessary for an informed decision. Greg

Westcott asked if the waivers were approved would the Town be held liable if no septic system was able to be placed on the smaller lot. Chairman Nadeau stated that the Town would not and that on a 13 acre lot there would be opportunity for some sort of septic system to be placed.

A motion was made by Justin Carter and seconded by Greg Westcott to approve the waiver requests for submission information pertaining to the full survey and test pit information requirements. A vote was taken and the motion carried.

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 Nadeau opened the public hearing at 6:37 PM and asked if the applicant had anything to present. Applicant, John Davidge, only thanked the Board for their service on the Planning Board and stated he had no additional information to offer. With nothing more from the applicant or their agent the hearing was opened to the abutters. Benjamin Gaetjens-Oleson stated he heard from a few abutters who expressed no issues or concerns with the request. With no other abutters present the hearing was opened to the public. With nothing further from the public the public hearing was closed at 6:39 PM and opened only to the Board. With nothing further from the Board a motion was called for final approval.

A motion was made by Mark M. St. Pierre and seconded by Leon Rideout to approve the Minor Subdivision for Prospect Farm-Lancaster, LLC with no conditions. A vote was taken and the motion carried.

Other Business:

Preliminary Conceptual Consultation(s): None.

Commercial Building Permit(s):

- McDevitt Trucks (Owner/Applicant)-Install new front entrance to building with little expansion of existing footprint and all within required setbacks.
- Sustainable Forest Futures (Owner/Applicant)-Complete renovation of building including exterior rehabilitation, elevator installation and interior demolition and reconstruction of all 3 floors for mixed use property.

Mr. Gaetjens-Oleson explained this was a renewal of their permit approved last year.

Recent Zoning Decision(s):

- Approved: Case# 527-Daan P. Vondell for an Area Variance concerning article 5.04, "Building Setbacks in the Agricultural District".

Training Topic(s): None.

Announcement(s)/Correspondence(s):

- Mr. Gaetjens-Oleson presented a lot merger for Warren C. and Angela B. Bennett on Hartco Avenue. He explained the Bennetts want to construct a garage that will straddle the property line of the lots they own on Hartco Avenue. This merger will allow them to construct the garage with no issues.

A motion was made by Maggie Jones and seconded by Leon Rideout to approve the lot merger of Warren C. and Angela B. Bennett of 19 Hartco Avenue for lots Tax Map P13-Lots 041 & 042. A vote was taken and the motion carried.

- Mr. Gaetjens-Oleson presented a building permit for David W. and Connie M. Solon for property they own on a private road off Arthur White Road. He explained this is on two lots previously owned by Paul and Marilyn Crane that was also merged by the Solons previously. Because the lots are on a private road the Planning Board and Selectboard needed to also approve the permit.

A motion was made by Mark M. St. Pierre and seconded by Greg Westcott to approve the building permit for David W. and Connie M. Solon for a single family home to be constructed on a private road off Arthur White Road, recently merged Tax Map R13 Lots-056 & 057. A vote was taken and the motion carried.

- Mr. Gaetjens-Oleson stated the Master Plan Committee would be working to update the Transportation Chapter the next day at their meeting.
- Mr. Gaetjens-Oleson explained to the Board that Community Planner, Tara Bamford, sent the Board a letter introducing herself to them and listing her credentials and services offered.
- Mr. Gaetjens-Oleson informed the Board the Vickie Gibbs has officially provided a letter to the Selectboard requesting appointment to the Board as an Alternate Member. The Board stated they recommend her. Mr. Gaetjens-Oleson also stated this meant there was one more Alternate position remaining and asked them to let him know if they know of anyone that may be interested.

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 Penny Noyes to adjourn. A vote was taken and the meeting adjourned at 6:50 PM.

Respectfully,

Sandra E. Doolan
Sandra E. Doolan – Clerk

Approved: 10/14/2021

Andy Nadeau
Andy Nadeau
Chairman