

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday November 04, 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 and Selectmen's Representative Alternate Leo Enos.

Absent: Mark M. E. Frank, Penny Noyes, Vice Chairman Justin Carter, Mark M. St. Pierre, Rusty Scott and Selectmen's Representative Leon Rideout.

Alternate Members:

Present: Don Doolan and Greg Westcott.

Absent: Maggie Jones and Vickie Gibbs.

Others attending: Chet Savage and Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

Chairman Andy Nadeau appointed Alternate Members Don Doolan 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 October 14, 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 Don Doolan and seconded by Greg Westcott to accept the minutes as written. A vote was taken and the motion carried.

Appointment(s): None.

Application Submissions(s)/Public Hearing(s): None.

Other Business:

Preliminary Conceptual Consultation(s):

- Chet Savage: Subdivision on Page Hill Road
Chet Savage returned to update the Board on his progress based on their input from the previous meeting. Mr. Savage explained he has hired a soil scientist to complete the wetlands delineation and has contacted an engineer but they have not heard yet whether they will be available to assist with the project. He did want to get guidance from the Board on the driveways to some of the lots. He explained that the Driveway Permit application states that no lot can have more than 3 driveway entrances without Planning Board approval. Mr. Savage explained he already has 3 approved driveways but would need more for the subdivision and wanted to get instruction from the Board on how to proceed. He stated he felt the Board would want to see the entrances shown on the plan but he would not be able to do that without receiving the permits. Chairman Andy

Nadeau agreed he would like to see the driveways on the map and recommended speaking with the Highway Foreman, Tim Brown. Benjamin Gaetjens-Oleson explained he spoke with Mr. Brown, and they agreed on a process where Mr. Savage can apply for the remaining driveways and if Mr. Brown is comfortable with them he can approve them under the condition the subdivision is approved as presented to the Board. Mr. Savage also wanted to get confirmation the Planning Board would accept ¾" crushed gravel as the top cover of the road. Mr. Gaetjens-Oleson stated that Mr. Brown prefers ¾" when the road is to remain gravel. The Planning Board agreed to both issues-driveway permits can be approved with the mentioned condition and top road cover shall be ¾" gravel. Don Doolan asked how the proposed subdivision would affect the Town tax base. Mr. Gaetjens-Oleson explained the separate lots and future homes on them would increase the total assessed value of the Town but it is hard to say whether the impact would be negative or positive because there is no understanding of what extra expenses they could add as well. The fact that the road is to be private does help keep any potential Town expenses down but if the road is adopted by the Town then there would be the added expense of maintenance. Greg Westcott asked what utilities are available at the lots. Mr. Gaetjens-Oleson answered that there is the typical electricity and cable/phone at the road but there is no Town water or sewer. Mr. Doolan asked if there were any power lines through the property. Mr. Savage answered there was. He also stated that some of the lots proposed for creation would trigger a land use change tax upon sale as the whole lot is in current use now.

Chairman Nadeau instructed Mr. Savage to be sure to request waivers from any requirement he is not able or willing to follow. Mr. Gaetjens-Oleson told Mr. Savage he would assist with completing those and said he would be sure to include the Highway Foreman's recommendations in them. Mr. Nadeau also explained the application and public hearing process to Mr. Savage.

Commercial Building Permit(s): None.

Recent Zoning Decision(s):

- Approved: Case# 528 – Anthony J. Goceliak for an Area Variance concerning article 5.04, "Building Setbacks in the Agricultural District".
- Approved with Conditions: Case# 529 – Austin Cassady for an Equitable Waiver of Dimensional Requirements concerning article 5.04, "Building Setbacks in the Agricultural District".

Training Topic(s)/Material(s):

- Mr. Doolan explained he went to a training concerning drones and found it very interesting.

Announcement(s)/Correspondence(s):

- Voluntary Lot Merger-Gregory J. & Lynette M. Westcott (Tax Map P10-Lots 063 & 064)
As the applicant, Greg Westcott, would need to recuse himself from the vote which would leave less than a quorum, consideration of the merger request was postponed until the next meeting.
- Master Plan Update: Mr. Gardens-Oleson stated the Committee has not met since the last Planning Board meeting so there was nothing to report.

Other Business as may legally be brought up before said meeting.

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

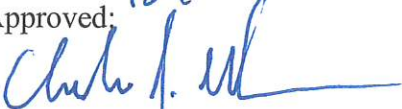
A motion was made by Mark M. St. Pierre and seconded by Justin Carter to adjourn. A vote was taken and the meeting adjourned at 6:53 P.M.

Respectfully,



Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Approved:

12/09/2021


Andy Nadeau
Chairman