

**Lancaster Planning Board
Minutes of the Meeting**

Meeting held upstairs in Town Hall

Wednesday – May 9, 2012

Attending:

Regular members: Chairman Justin Carter, Vice Chairman Mark St. Pierre, Mark Frank, Andy Nadeau, Joe Hoey, Claude Reed, Selectmen's Representative Leo Enos.

Alternate members: Don Doolan, Margaret Moser and Ben Southworth.

Others attending: Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Rusty Scott and Penny Noyes.

The meeting was called to order at 6:00 P.M., by Chairman Justin Carter.

Initial Business:

Roll Call

To Review and approve the minutes of the April 11, 2012 meeting.

A motion was made by Joe Hoey and seconded by Claude Reed to approve the minutes as written. A vote was taken and the motion passed.

Appointments:

Rusty Scott and Penny Noyes were at the meeting as they have shown interest in serving on the Planning Board.

Mr. Scott stated he is a long time resident of town, currently living at 30 Bridge Street. He had spoken to Joe Hoey and Ben Gaetjens-Oleson about serving on the board. He is interested in contributing and stated he has no agenda.

Ms. Noyes stated she has lived in Lancaster for almost her whole life. She feels Lancaster has had some tough times but believes it is beginning to improve. She also believes the Town needs industry and jobs and would like to help encourage that by serving on the Board.

Don Doolan asked Mr. Scott what he thought would be a plan for the town to pursue. Mr. Scott stated that it would be good if the town could have some kind of an industry to be an anchor to the town. Many towns with an anchor business also see other businesses follow. He was pleased with the new elderly housing project that was recently approved. There needs to be something to attract people to come and stay in town and to keep those who live here, stay.

Penny Noyes stated that she agreed with Mr. Scott as to having some sort of industry. She feels that the town is coming back, but it is a slow process and we shouldn't give up. We should encourage those who are looking to develop and seek out other things to come to our town.

It was asked if the reason people didn't come or stay was because it was such a rural community and the answer was partly. It was asked if they thought that the Planning Board was going in the right direction and Ms. Noyes said yes, she felt that the Board was very open to the public and their ideas and that is important.

It was asked how many alternates were allowed on the Board. Mr. Gaetjens-Oleson stated that according to the Planning Board's Rules of Procedure five (5) are allowed. He asked the Zoning Board if they wanted to resume appointing a representative to the Planning Board. They answered that since Mr. Gaetjens-Oleson attends both meetings it would not necessary. He also stated that there were two others who were interested in serving, possibly in the future and there was also some interest expressed from a Zoning Board member to serve on the Planning Board in the future.

Chairman Carter asked the Board how they felt about the candidates that were before them. It

was the general consensus that they were good candidates that would serve the Board well. It was then asked what the procedure would be and Mr. Gaetjens-Oleson stated that a letter from the Chairman of the Planning Board would be sent to the Board of Selectmen recommending the candidates for their approval.

A motion was then made by Leo Enos and seconded by Claude Reed to recommend Rusty Scott and Penny Noyes as Alternates to the Lancaster Planning Board. A vote was taken and the motion passed.

Other Business:

Voluntary Merger(s);

Zoning Decisions(s):

Mr. Gaetjens-Oleson stated that **Case #755 – Daniel B. & Darlene Clarke Irrevocable Trust** that received conditional approval at the April 11, 2012 meeting had fulfilled all their “Conditions Precedent”-Area Variance from the Zoning Board for the setback from the new ROW and State subdivision approval.

A motion was made by Joe Hoey and seconded by Andy Nadeau to grant final approval as all required conditions have been met. A vote was taken and the motion carried.

Announcements/Correspondences:

It was asked about the Family Dollar case. Mr. Gaetjens-Oleson stated that there has not been a decision announced yet. The Town Attorney said that he thought it would be between 1 to 3 weeks for the decision. He also stated that no one who had appealed the decision attended the hearing. Claude Reed asked if they could appeal again. Mr. Gaetjens-Oleson stated they could to the State Supreme Court. Justin Carter said that he felt that the Planning Board did a good job in processing the case in the way that it should be done. It was asked if the Judge made any comments and Mr. Gaetjens-Oleson stated that he mentioned the case referenced in the appeal “Sklar v. Merrimack” pertained to actions after an approval and not before one as the Family Dollar case. Mark Frank stated that the Judge also commented on the extra time the plaintiffs' attorney took to present.

There was some discussion on the Monday night Selectmen's meeting regarding the private prison proposal by CCA. It was felt a feasibility study should be done. Mr. Gaetjens-Oleson stated he would investigate this and discuss it with Town Manger, Ed Samson and the Selectmen. He also stated the State would hold public hearings and that CCA would not come to the Town if there is extreme opposition to the proposal.

Noting that there was no further business to come before the meeting a motion was called for to adjourn.

A motion was made by Leo Enos and seconded by Mark St. Pierre to adjourn. A vote was taken and the meeting adjourned at 7:10 P.M.

Respectfully,

Sandra E. Doolan – Clerk

Approved:

Justin F. Carter
Chairman