

**Lancaster Planning Board**

**Location: Lancaster Town Hall, 25 Main St. 2<sup>nd</sup> Floor**

**Wednesday, April 13, 2022**

**Initial Business: Roll Call**

**Regular Members**

**Present:** Chairman Andrew Nadeau, Vice Chairman Mark M. E. Frank, Mark St. Pierre, Maggie Jones

**Absent:** Selectman's Representative Leon Rideout

**Alternate Members**

**Present:** Greg Westcott, Rick McCarten, Vicki Gibbs, Selectman's Representative Troy Merner

**Absent:** Don Doolan

**Others Attending:** Land Use Coordinator Robin L Irving, Clerk Barbara Payer, new candidate Ericka Canales, Dana Masson, Zach Colby, Rachael Stuart, Linda Ogle, Don Freddette, Rob Christie

**Review and Approve Minutes:**

Mark M.E. Frank moved to approve the draft minutes from 2/9/2022. Maggie Jones seconded the motion. All approved. The motion carried.

**Public Hearing:**

**Technical Subdivision/Lot Line Adjustment**

Case #832-Prospect Farm-Lancaster LLC-Applicant/Owner requests a Technical Subdivision/Lot Line Adjustment to adjust various lot lines between two abutting parcels on Mt. Prospect Road in Lancaster with Tax Map R23-003 receiving approximately 11.72 acres from Tax Map R23-Lot 020. No new lots to be created. Land Zoned Agricultural. (Tax Map R23-Lot 003 (5.03 acres), 56 Mt. Prospect Road, and Tax Map R23-Lot 020 (242.07 acres), off Mt. Prospect Road)

Dana Masson presented on behalf of the owner John Davidge requesting a technical subdivision lot line adjustment, adding acreage to enlarge the current to 16.75 acres after adjustment, adding acreage to put into current use.

A motion was made by Mark St. Pierre to accept the reviewed application and to accept as complete and seconded by Maggie Jones. All approved. The motion carried. **THE APPLICATION IS ACCEPTED AS COMPLETE.**

A motion was made by Mark St. Pierre to approve the application as written and seconded by Troy Merner. All approved. The motion carried. **THE APPLICATION FOR A TECHNICAL SUBDIVISION IS APPROVED; NO CONDITIONS**

Chairman Nadeau closed the meeting to the public.

**Other Business:**

**Preliminary Conceptual Consultation:** Zachary Colby re 212 Main St property (formerly Smokin Ts Takeout).

Zach Colby, discussed plans for a breakfast/sandwich shop that he is building and requested non-binding hearing advice. Chairman Nadeau discussed the minor or major site different requirements and specifically suggested that Mr. Colby go through the check list which includes parking lot requirements, wetlands and to ensure the project storm water is not abutting the neighbors' property. Mr. Colby stated that the DOT has been notified of the project and has not received a response at the time of the meeting. He did mention that the loading zone is within the 75-foot requirement, safely turning radiance for trucks to get in and out for deliveries.

Robin L. Irving, land use coordinator asked to see a landscaping plan and suggested talking the project plans over with the local police and highway departments to keep them on board with developments.

**Commercial Building Permit:** Dillon Properties LLC re 42 Portland Street, interior renovations: own and manage properties multi family apartment buildings.

**Recent zoning decisions** include Rideout Storage Facility, and the 101 Main St. Owner (recent Simon the Tanner property) renovation of building to include 2 more apartments and elevator installation for mixed use.

**Training presentation by Rachael Stuart, chair for the Lancaster Conservation Committee, re Natural Resources Inventory:** Rachael Stuart supplied all members with a Natural Resources Inventory map, explaining how connection between the Planning Board and the LCC is vital for a shared understanding of their roles in the community and how they overlap. She encouraged the Planning board to look at the maps provided before approving waivers, and to consider learning the regulations to honor our most important asset in the North Country, our Natural Resources Inventory.

**Letters of interest to review and approve to send to the Selectboard:** Mark St. Pierre made a motion to approve and send Maggie Jones (Regular Member) and Greg Westcott (Alternate Member) requests to the Selectboard for final review. Troy Merner seconded. All approved. Motion carried.

Mark St. Pierre made a motion to recommend candidate Ericka Canales request to join the planning board as an alternate to the Board of Selectmen. Mark M.E. Frank seconded. All approved. Motion passed.

Chairman Nadeau made a suggestion to send a letter of appreciation to former Vice Chair Justin Carter for his longevity of service and terms as a member on the Planning Board.

**Vote for Officers:** Mark St. Pierre made a motion for an additional year as Regular Member to Maggie Jones, Alternate Member to Regular Member for Vickie Gibbs, {Andrew Nadeau as Chair}, and Mark M.E. Frank as Vice Chair, seconded by Greg Westcott. All approved. Motion carried.

A motion was made by Mark St. Pierre and seconded by Greg Westcott to adjourn the meeting. All approved. The meeting adjourned at 7:30 pm.

Respectfully submitted,

Barbara Payer, clerk

Approved: unanimous vote to approve as amended on 5/11/2022; amendment in {}

*Andy Nadeau*

*(RS)*

Chairman Andrew Nadeau