



## **Lancaster Recreation Committee Meeting**

**Thursday, March 21, 2024**

**7:00 PM via ZOOM**

### **I. CALL TO ORDER**

Meeting will be called to order at 7:00 PM

**Committee Members present:** Win Clark- Chairman, Tom Woods- Member,  
Sherry Cutler- Member, Mark Renczkowski- Member,  
Victoria Towne- Member

**Others present:** Samantha Zediker- Health & Human Services Administrator  
Kate Hodges, Town Administrator, Kelly Dolan, HHD Director,  
Tim Shepple- Recreation Program Administrator, Deb E'ramo- Resident,  
Susan Munyon- Resident

Join Zoom Meeting

<https://us02web.zoom.us/j/89336588102?pwd=TUdTVVhpd3hVcDRxQndPNFZlWGp2UT09>

Meeting ID: 893 3658 8102 Passcode: 740220

### **II. APPROVAL OF MEETING MINUTES PUBLIC COMMENT PERIOD**

Approval of February 15, 2024, meeting minutes.

MOTION: to approve February 15, 2024, meeting minutes.

VOTE: unanimously approved

### **III. SCHEDULED APPEARANCES & PUBLIC HEARING**

**TA- Kate Hodges- DCAM- 220 Old Common Road**

1. Potential town plans for old DCAM property (School for girls), outlining the Sale Partnership Agreement, Assessment and Design Concepts and Adaptive Reuse. Feedback from the board was requested relative to the conceptual plans and Q&A was offered. This full presentation is posted on the Town website.
  - a. Applied for a partnership with Mass development (just over a year ago)
  - b. \$32,000 for site plan—being the process of doing a master plan, and design and site assessment, to include a phase one environmental analysis.
  - c. Senior housing, deeply affordable housing, with inter-dispersed townhome housing and single-family homes, open space (programmed and non-programmed), lifestyle commercial development, recreational use
2. Three (3) possible uses:
  - a. Option 1: New construction—Residential, Lower Density- 100 Townhouse Units-



No Commercial

- i. Demolition of all buildings and clustered townhouses surrounding open space.
- ii. Estimated 100 units.
  1. 17 Townhome Structures = 60 units (1,500 SF +/- per unit
  2. 12 Townhome Structures = 40 units (2,250 SF +/- per unit—includes garage)
  3. Linear Park
  4. Community space
  5. Parking count = 180+/- Total Spaces
- b. Option 2: Mixed development, Moderate density- 168 Units/ 30,000 SF Commercial, 8 SF Homes, 16 Senior Housing Townhouses & Apartments
  - i. Adaptive reuse of 3 buildings (usable without a great deal of mitigation), removal of 3 current buildings
  - ii. Mixed Use-
    1. 1-story (21,200 SF +/- Commercial)
    2. Existing 2-story- 7,500 SF +/- (Commercial)
    3. 2-story- 64 +/- Units (Residential)
    4. Existing 3-story- 18 +/- Units (Residential)
  - iii. Single-Family Residential
    1. 12 Total Units
  - iv. Townhouses
    1. 13 Townhouse Structures= 46 units (1,500 SF +/- per unit
    2. 4 Townhome Structures = 14 units (2,250 SF +/- per unit—includes garage)
    3. 60 +/- Total units
  - v. Senior Housing
    1. Existing 3 story = 14 units +/-
  - vi. Community Space
  - vii. Parking Count= 350 +/- Total Spaces
- c. Option 3: Mixed development, Lower density- 198 Units, 20,000 SF Commercial, 8 SF Homes, 26 Senior Housing Townhouses & Apartments
  - i. Mixed-Use Residential
    1. 1-story 19,800 SF +/- (Commercial)
    2. 2-story 110 +/- Units (Residential)
  - ii. Single Family Residential
    1. 8 total units
  - iii. Townhouses
    1. 9 Townhome Structures- 1,500 SF +/- per unit = 32 units
    2. 6 Townhome Structures- 2,250 SF +/- per unit (including garage) = 22 +/- units
    3. 54 +/- Total units
  - iv. Senior Housing
    1. Existing 3 story= 14 units



2. Proposed 2 story = 12 units
3. 26 +/- Total units
- v. Linear Park
- vi. Community Space
- vii. Parking Count= 400 +/- Total Spaces

#### IV. UPDATES/DISCUSSION

- Introductions- Tim Shepple, Recreation Program Administrator
  - Joined the Recreation team in mid-February to help Samantha with program execution and internal programs.
  - Previously Tim volunteered and worked for the Bolton Parks and Recreation department.
  - Vice President for Nashoba Valley Soccer League
  - American Red Cross- Disaster Action team member for the central territory.
  - Currently enrolled in Worcester State University—Education major
- CPA Project Status
  - Last year's CPA project
    - Baseball/Softball fields are completed (fencing, infields).
    - Power has now been routed to the red shack at the softball field for that area to host a snack shack.
    - Benches for the dugout are on order.
    - Potential part of the plan-- to build a new dugout at Mill Street.
    - Recreation working with DWP to set up a mowing schedule.
  - Upcoming CPA project
    - Beach gate / shack install.
      - HHS Director and Police Chief will work together around the policy for use of the area and best location.
        - Looking to allow ample access to residents on off-hours without getting into the troubled times of the night.
  - Tennis Courts
    - Tabled until better understanding of the underlying conditions around the area/project.
  - Next CPA project
    - Sunshade for the playground
- Programming Update
  - Summer Programming= 95 registrations over 9 weeks.
    - Promoting the camps with the closest minimum to be reached first (less families to cancel on).
  - Martial Arts
  - Babysitting courses- April/May/June offerings
  - SuperTots- exclusive 2's, exclusive 3's, 4's & 5's= Multi sports



- Community Safety Day- June 22
  - Bike rodeo, car seat checks, fingerprinting, fall prevention for seniors—Multigenerational event.
- Ice Rink
  - The rink is down and drying out currently, just needs to be rolled up for storage.
- Tag Sale
  - Previously held a Town Wide Yard sale—promote with a flyer, respond through a google form to get added to the map for \$10.
    - Spots also sold on The Town Green for those that don't have a space to sell.
    - Resident Comment—Host a bring you items to exchange for something else (recycle/reuse).
      - April 27<sup>th</sup>- Lancaster Land Trust is hosting a townwide cleanup, where a resident can leave their items on a tarp. Other residents can browse and take what they want. At the end the owner of the items comes back and takes home what is left.
        - Recreation Chairman comment- Question if original owner will come back for their items once dropped off.
        - Could Recreation sponsor The Townwide cleanup moving forward- possibly.
          - Look to involve all town departments in this.
  - Potential R/C car program/session
    - RC Excitement out of Fitchburg- enthusiastic response to hosting an event at the LCC. The organization would bring a handful of cars down for the community to test out!
      - Free event for the public.

## **V. PUBLIC COMMENT PERIOD**

Opportunity for the public to address concerns, make comments and offer suggestions on operations/programs but not on personnel matters. Complaints or criticism directed at staff, volunteers, or other officials shall not be permitted.

## **VI. Adjourn**

- Schedule next meeting
  - April 18, 2024 @ 7pm.
- Close of meeting at 8:16pm