



LANCASTER BOARD OF SELECTMEN
Regular Meeting Agenda
Via ZOOM
Monday, December 7, 2020
6:00 P.M.



In accordance with the Open Meeting Law, please be advised that this meeting is being recorded and broadcast over Sterling-Lancaster Community TV

I. CALL TO ORDER

Chairman Jay M. Moody will call the meeting to Order at 6:00 P.M. via ZOOM
Meeting ID
810 5586 1663

Invite Link
<https://us02web.zoom.us/j/81055861663>

II. PUBLIC COMMENT PERIOD

6:00 P.M. - Opportunity for the public to address their concerns, make comment and offer suggestions on operations or programs, except personnel matters. Complaints or criticism directed at staff, volunteers, or other officials shall not be permitted.

III. APPROVAL OF MEETING MINUTES

Review and take action on Regular Meeting Minutes of November 16, 2020 and Special Meeting Minutes of November 20, 2020.

IV. SCHEDULED APPEARANCES & PUBLIC HEARINGS

6:05 P.M. Notice of Public Hearing – Tax Classification for Fiscal Year 2021
In accordance with G.L. c.40, §56, the Board of Selectmen will conduct a Public Hearing on the question of adoption of percentages of the total tax levy to be borne by each class of real property (residential, commercial, industrial, open space) and personal property for Fiscal Year 2021. The Hearing will be held via ZOOM on Monday, December 7, 2020, at 6:10 P.M. All interested parties are invited to attend and be heard.

V. BOARDS, COMMITTEES AND DEPARTMENTS REPORTS

Joint Meeting with the Board of Public Works to discuss and may take action to appoint a new member to fill the open elected position on the Board of Public Works, term to expire May 10, 2021:

- Douglas DeCesare, 198 High Street Ext., Lancaster, MA

VI. TOWN ADMINISTRATOR REPORT

Town Administrator Orlando Pacheco will update the Board on the status of current projects pending.



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VII. ADMINISTRATION, BUDGET, AND POLICY

1. Update on the status of the ADA accessibility of the gazebo. (Jason Allison)
2. Teacher of the Year
3. Town Green Report. *Vote to be taken*
4. Economic Development Committee. *Vote to be taken*
5. Town Counsel questions and decisions to be in writing and delivered to Town Administrator and Board of Selectmen
6. Land Swap Settlement Agreement Update
7. Inclusionary Zoning Update
8. Personnel Study Update
9. Planning Board – Poras Reality Trust Update
10. Discussion on a possible Town Meeting
11. Review Mirick O'Connell's request for Determination and Consent Pursuant to the Massachusetts Rule of Professional Conduct, Rule 1.7 to allow them to represent Lancaster Property Management LLC before the Town–*Vote may be taken.*
12. Approval of Collective Bargaining with Lancaster Firefighters Teamsters, Local No. 170. *Vote to be taken*

VIII. APPOINTMENTS AND RESIGNATIONS

Appointments (*Votes may be taken*)

Affordable Housing Trust:

- Debra Williams, 159 Old Common Road, Lancaster, MA
- Frank Streeter, PO Box 35, Lancaster, MA
- Victoria Petracca, 67 Woodland Meadow Drive, Lancaster, MA
- Jay Moody, Member of the Board of Selectmen

IX. LICENSES AND PERMITS

- I. Review and take action on the following ABCC licenses
Michael's Bridge Diner – Retail License to Sell Wine & Malt and Common Victualler License
Kalon Farm – License to Pour Farmer Series -Wine & Beer and Common Victualler License
- II. Review and take action on the following 2021 Renewal License Applications
 1. AMR Auto dba Prime Toyota – Class I & Common Victualler
 2. Crawford Truck Sales, Inc. – Class II
 3. F.J.S. Auto, Inc. – Class II
 4. Cumberland Farms – Common Victualler
 5. Dunkin Donuts – Common Victualler
 6. Kimball Farm – Common Victualler
 7. Murphy's Hot Dog Truck – Lunch Cart License



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8. Nationwide Auto Recycling, Inc. – Class III and Collector & Dealer of Junk
9. JC Madigan – Class I
10. Padula Bros., Inc. – Class I
11. RBI Motors – Class II
12. Ron Bouchard Auto Sales, Inc. - Honda – Class I and Class II
13. Ron Bouchard Dodge, LLC – KIA – Class I and Class II
14. Ron Bouchard Auto Sales, Inc. - Nissan – Class I and Class II
15. Route 117 Used Auto Parts, Inc. – Class II, Class III and Collector & Dealer of Junk
16. International Club – License to Dispense Food & Beverages to Guests
17. Sterling National LLC – License to Dispense Food & Beverages to Guests

X. NEW BUSINESS *

**This item is included to acknowledge that there may be matters not reasonably anticipated by the Chair*

XI. COMMUNICATIONS

- Board of Selectmen's next meeting will be held on Monday, December 21, 2020 via ZOOM™

XII. ADJOURNMENT



Town of Lancaster

701 Main Street, Suite 1
Lancaster, MA 01523

PUBLIC MEETING REMOTE PARTICIPATION GUIDELINES

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in place, the various Boards and Committees representing the Town of Lancaster will conduct their public meetings and hearings via remote participation. No in-person attendance of members of the public will be permitted.

In Advance of Meetings:

- All non-emergency items are still required to be properly posted at least 48 hours in advance of the meeting. This is still done by contacting the Town Clerk's office.
- All members should receive the same documents for the meeting electronically.
- Supporting documents should be posted on the Town's website and be available for members of the public.

Essential Components for Remote Meetings:

- Access to participate for a quorum of committee members at the time of the meeting.
- Ability to take minutes which accurately reflect the meeting and the votes taken.
- Ability to record meeting for playback (this is not required under the order, but is preferred)
- Ability to allow for real-time public participation/comments (this is not required under the order, but is preferred)
- Meeting with public hearings must provide access for third party participation to all members of the committee.

Identifying the Proper Medium to Conduct Meetings:

While we are suspending use of the Nashaway Meeting Room and Conference Room in the Prescott Building, and the ability to live stream through Sterling-Lancaster Cable, there are alternatives for Boards and Committees to consider. Below are a few options available to Committee. There may be alternatives that members are more comfortable using which will be permitted so long as the essential components for all meetings are met through use of that medium.

- *Town of Lancaster ZOOM account with Webinar Functions* – this account was purchased by the Town Administrator's office for hosting meeting that requires public participation/third party access for participation. This method is currently the preferred method and should be used by Boards and Committees that have hearing and require third party participation through public comments of from applicants seeking permits. (includes but is not limited to: Board of Selectmen, Planning Board, Board of Appeals and Conservation Commission)
 - At this time, the town only has one executive ZOOM account. If you wish to use the ZOOM account, you may need to schedule meetings at different times/days than your board typically meets to ensure no conflict with other meetings.
- *Standard/Free Zoom Accounts* – Anyone can access a free Zoom account with up to 100 participants for a maximum 40-minute meeting. This function will allow Board and Committees to record their meetings for future playback and the ability to share screens. Please note there are several systems available that offer similar abilities and any of them can be used for this purpose. (ex. Google Meet, Skype for Business, Microsoft Teams, etc.)
- *Local Cable Access* – Currently, the Town does not allow for local cable access broadcast through the Nashaway Meeting Room. However, to the extent possible, local cable will be used if it is accessible and safe for staff, committee members, and members of the public.

Use of ZOOM for Remote Access to Public Meetings

Zoom Video Communications, Inc. (ZOOM) can be used for remote conferencing services to allow for remote access for public meetings. Access numbers and web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Lancaster's website, www.ci.lancaster.ma.us.

Meetings can be accessed from your personal computer, cellphone and/or telephone. It is anticipated that most Board and Committee meetings will continue to be broadcast by Sterling-Lancaster Cable through ZOOM's "Record" feature.

Protocols for Remote Public Meetings Using the Webinar Feature

- All participants entering the meeting via a personal computer ("computer participants") are required to rename themselves with their official first and last name.
- Computer participants are encouraged to click on the "Participants" feature in ZOOM to view all participants and to view/use the "Q&A" function to pose questions on the bottom on the screen.
- Computer participants may "Pin" to a particular video screen.
 - It is recommended to "Pin" to the staff member associated with the committee or in the case there is no staff member, to the Chairperson. This can be done by right clicking over the three (3) dots symbol in the top right corner of the staff/chair's video screen.
- The Chair or present support staff should adhere to the script provided as an attachment to this document for the purpose of properly recognizing members and providing information to the public. (This script is a draft/guide and should be tailored to your needs)
- The Chairperson will identify himself or herself.
- The Chairperson will conduct the roll call of the Board
- The Chairperson will call the meeting to order
- All participants (excluding the Board members) will be muted throughout the meeting and must use the Q&A function.
- All participants are required to include their name and address when using the chat feature to pose a question to through the Chairperson.
- All documents displayed throughout the meeting will be controlled by the present staff member or Chairperson.
 - Only computer participants will be able to view documents.
- If and when the Chairperson allows for public comments/questions, it will be conducted the following sequence:
 1. The Chairperson will read public comments/questions received in advance of the meeting followed by real-time Board and/or applicant response.
 2. The Chairperson will read real-time comments/questions typed by computer participants in the "Q&A" feature followed by real-time Board and/or applicant responses.
 - Computer participants must click on "Q&A" to enter their comment/question.
 - The staff or Chairperson will address the question live to the Board. It will be discussed then marked "answered" by the staff or the Chairperson.
 3. The Chairperson will ask if any other participants accessing the meeting comments/questions.
- Board members needing to be recused at any point of during the course of a meeting will be placed in a virtual "Waiting Room" by the staff person of Chairperson.

Directions to access meeting will be posted on agendas for the public when available.