



LANCASTER BOARD OF SELECTMEN REGULAR MEETING MINUTES OF JANUARY 4, 2016

I. CALL TO ORDER

Chairman Stanley B. Starr, Jr. called the Regular Meeting of the Board of Selectmen to Order at 6:00 P.M. in the Lancaster Community Center, 39 Harvard Road, Lancaster, Massachusetts. Present were Selectmen Walter F. Sendrowski and Eugene C. Christoph (Mr. Christoph arrived at the meeting at 6:05pm)

Also present: Ryan McNutt, Town Administrator; and Kathleen Rocco, Executive Assistant.

II. PUBLIC COMMENT PERIOD - None

6:00 P.M. Opportunity for 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. SCHEDULED APPEARANCES & PUBLIC HEARING

Minuteman School Committee Representative Jennifer Leone to give the Board an update on the School Building Project, the New Regional Agreement Draft and the need for a Special Town Meeting to vote on the New Regional Agreement.

Jennifer Leone came before the Board of Selectmen to update and discuss the new Regional Agreement Draft and to request that the Town hold a Special Town Meeting to vote on the new Agreement. Ms Leone stated that the reason why the Town of Lancaster needs to have this pass at STM, is because it has a Capital Assessment formula for the ability to pay, which the existing Regional Agreement does not possess. She noted that the Town's ability to pay is significantly less than the other member towns, and the Town of Lancaster's Capital Assessment goes down regardless of what future building project happens. Ms. Leone commented that any future repairs would be part of the Capital Assessment, which is included in the 49% assessment.

Chairman Starr asked Ms Leone to give a recap about the costs and percentages regarding the Agreement.

Ms Leone stated the existing agreement is based purely on student population. She gave an example that there is no assessment benefit based on the fact that average home sales in Weston are \$1Million and Lancaster's is \$290,000. With the new Regional Agreement, there would be 50 percent on the volume of children (number of children attending), 1 percent in the straight capital assessment and 49 percent using the Department of Elementary and Secondary Education (DESE) formula.

Jennifer Leone explained that under the current regional agreement, the average household in Lancaster will see a cost for the project estimated at \$120 annually. Upon approval of the new agreement, she stated the cost may decrease to \$108. However, the final cost to the Town will depend on the vote at special town meetings from all 16 communities to approve the new agreement. Currently there are 748 students enrolled at Minuteman, 40 of which are from Lancaster; which makes Lancaster the third largest student population. Ms Leone noted the Minuteman Regional is aiming to decrease its enrollment to 628 students, which is the student capacity that the Massachusetts School Building Authority (MSBA) announced it will authorize building funds for. The MSBA will reimburse the regional district between 40-44 percent of costs that qualify under its regulations.

Ms Leone stressed that all 16 member towns must agree on the new regional agreement in order for it to go into effect.

IV. TOWN ADMINISTRATOR'S REPORT

Town Administrator Ryan McNutt updated the Board on the status of current projects pending before the Board:

- Prescott Building – Mr. McNutt reported the Planning Board did meet and approved the site plan for the Prescott Building.
- Streetlight Conversion – A rebate of \$8900 for the Streetlight Conversion was received on December 9th. The Town Administrator reported the Streetlight Conversion was done at cost.
- Public Policy Committee Meeting – Town Administrator McNutt announced that he will be attending the Public Policy Committee Meeting hosted by Nashoba Chamber of Commerce on Tuesday, January 5, 2016. He noted the meeting will have a discussion regarding transportation, infrastructure, schools, economic development and municipal finance.
- Meeting with Interim Superintendent – Mr. McNutt will be meeting with the Nashoba School District Interim Superintendent, Dr. Curtis Bates on Friday, January 8th.
- Economic Development Team – The Town Administrator announced a new Economic Development Team has been formed with Town Employees. The composition of the Team will be the Town Administrator, Building Commissioner, Finance Director, Collector/Treasurer, Principal Assessor, and the Planning Director. The team will meet on an ongoing basis and will discuss the economic and financial impact to the Town and address concerns as well as ideas that work best. Mr. McNutt explained that this formation will also help break down the “Silos” within the Town Departments.

V. APPROVAL OF MEETING MINUTES

On Motion by Mr. Christoph, seconded by Mr. Sendrowski, to approve and accept the Regular Meeting Minutes of December 21, 2015. Walter F. Sendrowski vote Aye, Eugene Christoph vote Aye and Stanley B. Starr, Jr., vote Aye. 3-0

VI. APPOINTMENTS AND RESIGNATIONS - None

VII. ADMINISTRATION, BUDGET, AND POLICY

Review and take Action on: Zoning Board of Appeals request not to exercise the option to purchase a Chapter 40B project: 750 Blue Heron Drive.

Planning Director Noreen Piazza notified the Board of Selectmen that the Zoning Boards of Appeal voted unanimously to advise the Town to not to exercise the option to purchase 750 Blue Heron Drive, Lancaster. This is an affordable property under Chapter 40B project for which Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent.

Chairman Starr asked the Town Administrator if all the Boards, Committees and Departments were in agreement with this request.

On Motion by Mr. Sendrowski and seconded by Mr. Christoph to approve and accept the request Not To Exercise the option to purchase 750 Blue Heron Drive, Lancaster, Ma. Walter F. Sendrowski vote Aye, Eugene C. Christoph vote Aye and Stanley B. Starr, Jr. vote Aye. 3-0

VIII. LICENSES AND PERMITS None

IX. COMMUNICATIONS

Next Board of Selectmen's Meeting is scheduled for Tuesday, January 19, 2016 in the Dexter Meeting Room at the Thayer Memorial Library.

X. OTHER BUSINESS - None


XI. NEW BUSINESS - None

XII. ADJOURNMENT

Seeing no further business, on Motion by Mr. Sendrowski, seconded by Mr. Christoph, it was unanimously voted the Board of Selectmen adjourned at 6:35P.M.

Respectfully submitted

Kathleen Rocco
Executive Assistant


Walter F. Sendrowski, Clerk
Approved and accepted: 1/25/16