



LANCASTER BOARD OF SELECTMEN
Regular Meeting Minutes
Of May 4, 2020

I. CALL TO ORDER

Chairman Stanley B. Starr, Jr. called the Regular Meeting of the Board of Selectmen to Order at 6:01 P.M. in the Nashaway Meeting Room, located in the Prescott Building, 701 Main Street, Lancaster, Massachusetts. Present were Selectmen Walter F. Sendrowski, Jay M. Moody. Town Administrator Orlando Pacheco was present remotely using ZOOM. *

Meeting ID
868-0139-6840

Join URL: <https://us02web.zoom.us/j/86801396840>

*due to technical difficulties, the Board of Selectmen were not able to connect with ZOOM.

II. APPROVAL OF MEETING MINUTES

Review and take action on Regular Meeting Minutes of April 6, 2020 and Special Meeting Minutes of March 9, 2020

Selectman Sendrowski moved to accept the Regular Meeting Minutes of April 6, 2020 and Special Meeting Minutes of March 9, 2020. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

III. SCHEDULED APPEARANCES & PUBLIC HEARINGS

6:05pm Notice is hereby given that a Public Hearing will be held on **Monday, May 4, 2020 at 6:05 P.M., Nashaway Meeting Room, on the 2nd floor in the Prescott Building, 701 Main Street, Lancaster MA.,** to consider and act upon the Notice of Intent to Sale land at 0 Sterling Road, Assessors' Parcel ID: 147/041.0-0000-034.A, provided to the Town in accordance with G.L. c.61A, s.14. Votes may be taken. All persons interested in and wishing to be heard on this matter are requested to appear at the aforementioned time and place. Written comment will also be accepted up to time of said hearing

Chairman Starr opened the Public Hearing at 6:05 pm.

Lancaster Land Trust President, Robert Lidstone came before the Board regarding Lancaster Land Trust's interest and preparation to accept an Assignment of the Town's Option to Purchase the property under 61A, during the 120 day Right of First Refusal, in accordance with G.L. c.61A, s.14. Mr. Lidstone referred to the letter he sent to the Town, (*see attached*), and noting the State of Emergency, in which the Right of First Refusal period had been suspended, from March 10, 2020 until 90 days after the end of the State of Emergency, pursuant to Section 9 of Chapter 53 of the Acts of 2020.

Mr. Lidstone requested that the Board of Selectmen grant a two week delay to Assign the Option to Purchase to the Land Trust, as they continue their preparation.

IV. BOARDS, COMMITTEES AND DEPARTMENTS REPORTS - NONE
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V. TOWN ADMINISTRATOR REPORT – (Sent to the Board of Selectmen for their review)

1. Surplus Property

The Fire Department will be selling a forestry truck that was taken out of service last year. The equipment will be placed on www.govdeals.com which is an online auction site used by the Town.

2. Assabet Regional Housing Consortium

The Town has been accepted to become a member of the Assabet Regional Housing Consortium. This is a regional group of towns that utilize housing planning and consulting services through 1 single contracted vendor. The Town of Hudson is the lead community. This will give the Town an independent place to verify information and assist with housing planning initiatives/tasks.

3. Main Street Grant Award

The Town was awarded a \$15,000 grant from DHCD as part of the Massachusetts Downtown Initiative. The purpose of the grant is to conduct a mixed use zoning market study for Lancaster from AUC to the Clinton town line. AUC did provide a letter of support for the grant.

4. 70/117 Intersections

The 75% design plan is complete. MassDOT on behalf of the Town will be filing a Notice of Intent with the Conservation Commission and an Environmental Notification Form with the state. Once those reviews are completed the design can move forward incorporating any necessary changes.

5. Green Communities

The Town has submitted a Green Communities Competitive Grant that will encompass weatherization measures for the building envelope at the Community Center and Police Station. As well as a new Energy Management System for the Police Station. The application submitted was for 200,000.

6. PJ Keating EPR Review

The Town's consultant, Tighe and Bond, has reviewed the hydrologic report from North American Reserve regarding the water balance at the Keating Quarry. There were some concerns that that precipitations numbers being used to calculate the water balance not correct and have requested clarification. Once they receive the necessary clarification they will issue a final report to the Board and recommend any conditions needed for a permit renewal.

7. Census

The Town's self-response percentage to date has been 58.4%. This is above the National average of 53.4 and Massachusetts average of 55.1%. The census bureau has reached out to various department and entities locally to make sure we get the most "complete count" for the Town. The census bureau recently started a social media campaign to encourage more census responses electronically.

VI. ADMINISTRATION, BUDGET, AND POLICY

1. Amend Motion to approve the petition from National Grid to install 1 SO Pole for new customer at 454 George Hill Road.

Town Administrator Pacheco explained that in order to provide electric to the new home located on George Hill Road, National Grid must remove some trees to install the Solely Owned (SO) Pole.

Selectman Sendrowski move to approve the Petition from National Grid to install 1 SO Pole for the new customer at 454 George Hill Road. Selectman Moody seconded noting the least amount of tree cutting. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

2. Discussion of reducing hours for Annual Town Election

Town Administrator Pacheco explained the Town Clerk's request to reduce the hours for the Annual Town Election from 7am to 7pm to new hours of 12pm to 7pm.

Selectman Moody commented that there should be better communication regarding this issue and keeping the public informed on a weekly basis.

Selectman Sendrowski moved to approve the Town Clerk's request to reduce the hours for Annual Town Election to 12pm to 7pm. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

3. Review of Draft Warrant Articles

Selectman reviewed the Summary of Draft Warrant Articles (See Attached)

4. Executive Session M.G.L. c.30A, §21 (a)(2) – to conduct contract negotiations with non-union personnel, specifically the Town Administrator and Finance Director and may or may not reconvene back into open session.

Selectman Sendrowski moved to go into Executive Session, pursuant to MGL, C. 30A, §21(a) #2 to conduct strategy session in preparation for contract negotiations with non-union personnel, specifically the Town Administrator and Finance Director and will not reconvene in open session. Selectman Sendrowski Seconded.

Stanley B. Starr, Jr. vote Yes
Walter F. Sendrowski vote Yes
Jay M. Moody vote Yes

VIII. APPOINTMENTS AND RESIGNATIONS - NONE

IX. LICENSES AND PERMITS - NONE

X. NEW BUSINESS *

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

Selectman Moody commented on a recent lawsuit brought against the Planning Board. He was unaware of this lawsuit. Mr. Moody would like to see important pieces of mail that come to the Board of Selectmen's office, the Selectmen should be notified and be included in their packets under communications.

Chairman Starr would like to table this discussion for the Selectmen's next meeting.

XI. COMMUNICATIONS

XII. ADJOURNMENT

Seeing no further business, on Motion by Selectman Sendrowski, seconded by Selectman Moody, it was unanimously voted. The Board of Selectmen adjourned.

Respectfully submitted

Kathleen Rocco
Executive Assistant



Walter F. Sendrowski, Clerk

Approved and accepted: 5-18-20



Lancaster Land Trust

PO Box 626

Lancaster, Massachusetts 01523

Telephone (978) 365-6481

May 4, 2010

Orlando Pacheco, Town Administrator
Town of Lancaster
701 Main Street
Lancaster, MA 01523

Re: Estate of David C. Kilbourn
Chapter 61A Notice
Property on Deershorn Road

Dear Mr. Pacheco:

As you know, the Lancaster land Trust has been preparing to accept an Assignment of the Town's Option to Purchase the above property, during the 120 day Right of First Refusal (ROFR) period, pursuant to MGL Chapter 61A, Section 14. I am writing to address this, under the current State of Emergency.

In this State of Emergency, the ROFR period has been suspended, from March 10, 2020 until 90 days after the end of the State of Emergency, pursuant to Section 9 of Chapter 53 of the Acts of 2020. The Land Trust continues to prepare to accept the Assignment, while the ROFR period is under suspension. But the land trust is not yet ready to accept the Assignment.

Therefore, the Board of Selectmen should not plan to Assign the Option to Purchase to the Land Trust at its next meeting on May 4th. I would be happy to address the Selectmen at this meeting, to provide an update on our efforts to conserve this important agricultural property.

I will advise you when the Land Trust is prepared to accept the Assignment.

Very truly yours,

A handwritten signature in black ink that reads "Robert K. Lidstone".

Robert Lidstone, President
Lancaster Land Trust



c. Attorney Stuart Snyder

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