



LANCASTER BOARD OF SELECTMEN

Regular Meeting Minutes

Of June 17, 2019

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 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 and Executive Assistant Kathleen Rocco.

II. PUBLIC COMMENT PERIOD

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. APPROVAL OF MEETING MINUTES

Review and take action on Regular Meeting Minutes of May 20, 2019.

Selectman Sendrowski moved to approve the Regular Meeting Minutes of May 20, 2019. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

IV. SCHEDULED APPEARANCES & PUBLIC HEARINGS

1. Nashoba Regional School District Superintendent Brooke Clenchy – Discussion on NRSD debt authorization.

Superintendent Brooke Clenchy came before the Selectmen to discuss the need for a leach field and oil tanks. She explained the water infiltration is causing a failure of the existing oil tanks, therefore no heat for the building. Superintendent Clenchy went on to explain the need to leach field and oil tanks, stressing her concern of being out of compliance with the DEP. She further explained that both Bolton and Stow in the District did pass this request, however at Lancaster's Annual Town Meeting, the warrant article to fund this project failed.

In light of what happened at Town Meeting, the Regional School District looked for different vendors, the now the requested amount of borrowing has been changed not to exceed \$480,000 versus the original request of \$600,000.

Chairman Starr noted that at the Annual Town Meeting, there was no one there from the School to explain the need for this project.

Going forward, Town Administrator Pacheco explained that Lancaster has two choices.

- 1) Board of Selectmen take no action, the borrowing at the lesser number would be automatically approved; or
- 2) Board of Selectmen can call a Special Town Meeting within 40 days.

The Board of Selectmen directed Mr. Pacheco to bring this before Finance Committee as well as Town Counsel.

2. Eagle Scout Project – Flagpole located at the Thayer Memorial Playground

Stefan LeClair presented to the Board of Selectman his Eagle Project to update and repair the entrance to Thayer Memorial Park, and is to be a memorial to Ted Manning. The project will repair the flagpole, renew the flag's stand and dig a 3 foot radius around the flagpole to use as a perennial garden.

V. BOARDS, COMMITTEES AND DEPARTMENTS REPORTS
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1. Update from Board of Health

John Farnsworth, Chair of the Board of Health, came before the Board of Selectmen to give them an overview and update on the Board of Health. He noted that the Board's mandated responsibilities include the following:

- Health care and disease control
- Enforcement of housing and dwelling codes
- Monitoring of, and providing for hazardous waste disposal
- Enforcement of Title 5
- Investigating nuisances which may be injurious to health and safety
- Enforcing Chapter X of the State Sanitary Code
- Enforcing Title 2 of the State Environmental Code
- Annual testing of food establishments

Mr. Farnsworth further noted the issues of hoarding, particularly with the Elderly.

VI. TOWN ADMINISTRATOR REPORT

1) **Tax Title Auction**

Town Administrator Pacheco reported that the Town completed the sale of 9 parcels at the auction on June 11th. The combined total of the sale was \$212,000. He noted that the Town expects to close on all properties within 30 days. 145 Kilbourn Road (Map 38 Parcel 84A) received no interest from bidders.

2) **Gazebo Move**

Mr. Pacheco stated that the total cost to move the Gazebo was \$8,496.20. This includes labor, contracted services, and police details. He noted that was paid from the \$10,000 received from Netflix specified for the move.

3) **COA Resignation**

Marilyn Largey will be resigning as Outreach Worker for the Council on Aging to become Director of the Shirley Council on Aging. We will be posting for a replacement after a final review of the job description.

4) **MEPA Filing**

The Town received Notification of a Massachusetts Environmental Policy Act for the Capital Commerce Center, which is a proposed commercial development in North Lancaster. There will be a consultation meeting on June 19th at 8:30 a.m.

5) **Q4 SREC Payments**

Town Administrator Pacheco reported the 2018 4th quarter SREC payment was \$34,328.25. The 2018 total for the Solar Farm was \$164,542.52.

6) **Municipal Vulnerability Plan**

The Town has received a grant in the amount of \$20,000 to develop a plan to assist with developing action oriented resiliency plan. The Town has hired Beta Group Inc., to assist in the plan development.

7) **Solar PILOTS**

Mr. Pacheco stated that he has had several discussions and a meeting with the approved developers. He noted that they are close to an agreement on numbers that will be uniform for all 4 proposed solar projects. He stated that he expects to have these documents ready for the Selectmen's review, modification

8) **Cannabis Community Host Agreements**

Town Administrator Pacheco reported that he has had continued discussion with GTE, which is looking to build a Cannabis growing facility in North Lancaster in the area of the proposed Capital Commerce Center. He noted that there will be a consensus on an Agreement to bring to the Board of Selectmen at their next meeting; provided Town Counsel approves the Agreement. The "Host Agreement" is in no way an approval document, it simply allow them to move forward in the permitting process.

9) **Samuel Ward Park**

Mr. Pacheco requested that the benches at the Samuel Ward Park (greenspace next to South Station), be removed due to unsafe conditions. He has ordered 2 new metal benches to replace them, which should arrive in 6 weeks.

VII. ADMINISTRATION, BUDGET, AND POLICY
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1. Review and take action on affordable property under Chapter 40B - 709 Blue Heron Pond Drive.
Selectman Sendrowski moved to not to exercise the Town Right of First Refusal. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]
2. Review and take action on the Lunenburg Water MOU
Town Administrator Pacheco noted that KP Law is reviewing the finalized Lunenburg Water MOU, stating this should be a 30 year term.
3. Discussion – Wild & Scenic River Designation: Stewardship Council
The Board of Selectmen discussed on the new appointments to the Nashua River Wild & Scenic Study Committees. Mr. Al Futterman, the Study Coordinator for the Nashua River Watershed, noted that the current Representatives Bill Flynn and Susan Munyon are not available for reappointment.

Selectman Moody moved to appoint Alix Turner as the representative and Victoria Petraca and the Alternate to the Nashua River Wild & Scenic River Study Committee. Selectman Sendrowski

Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

4. Review and take action on DPW Superintendent Contract.

Selectman Moody moved to accept, on the recommendation of the Public Works Trustees, the DPW Superintendent's Contract. Selectman Sendrowski Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

5. Discussion – creation of Affordable Housing Committee

Victoria Petracca came before the Board of Selectmen to discuss the creation on an Affordable Housing Committee. She noted that every town in the Commonwealth is required to reach at least 10% affordable housing. A small committee of dedicated residents proactively bolstering the town's affordable housing goals would help ensure Lancaster meets its state requirements. Further, Ms. Petracca stated that having a regular meeting schedule and minutes will also help ensure transparency for residents to comment and ask questions.

Ms. Petracca pointed out to the Selectmen that creating an Affordable Housing Committee is also one the suggested action items in the Housing Production Plan.

The Board of Selectmen suggested that Ms Petracca reach out to the Planning Director and the Planning Board for feedback.

VIII. APPOINTMENTS AND RESIGNATIONS

Consider and take action on the following resignation:

Selectman Moody moved to accept the Resignation of Patricia Doyle – Cultural Council effective immediately. Selectman Sendrowski Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Consider and take action on the following appointment:

Selectman Moody moved to appoint Linda Cutler, 2 Turner Lane, to Council on Aging, term to expire June 30, 2022. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint Judy Elwell, 140 Nicholas Drive, to Cultural Council, term to expire June 30, 2022. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Consider and take action on the following annual appointments: Term to expire June 30, 2020

Selectman Moody moved to appoint Phyllis Tower to Animal Control Officer & Animal Inspector (Barn Brook). Selectman Sendrowski Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint the following to Memorial Day Committee:

- . Donna Sanginario, 327 Sterling Road*
- . Karen S. Shaw, 105 Old Common Road*
- . Ann Fuller, 185 Langen Road*
- . Jennifer Lapen, 95 Packard Street*
- . Alexandra Turner, 620 Main Street*
- . Barbara Foster, 9 Otis Street*
- . Alphonse Russo, 140 Old County Road*

Selectman Moody Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Consider and take action on the following re-appointments:

Selectman Moody moved to appoint the following to Agricultural Commission:

. Eric Jakubowicz, 944 George Hill Road, term to expire June 30, 2022
Selectman Sendrowski Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint the following as Constable:

. Lyle Pierce, PO Box 374, Leominster, MA 01453, term to expire June 30, 2022
Selectman Moody Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint the following to Conservation Commission:

. Donald Chaisson, 710 George Hill Road, term to expire June 30, 2021
. Bonnie Mae Smith, 30 Perry Road, term to expire June 30, 2021
. Shawn Corbett, 39 Brockelman Road, term to expire June 30, 2022
. Thomas Seidenberg, 748 George Hill Road, term to expire June 30, 2020
. James Lavallee, 220 Bolton Road, term to expire June 30, 2022
Selectman Moody Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint the following to Historical Commission:

. Mark A. Schryver, 40 Hilltop Road, term to expire June 30, 2022
. Joy F. Peach, 74 Beach Point Road, term to expire June 30, 2022
. Joan A. Richards, 9 Burbank Lane, term to expire June 30, 2022
Selectman Moody Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Moody moved to appoint the following to Historical Commission:

. Imogene W. Watson, 190 Mill Street Ext., Associate Member, term to expire June 30, 2020
. Marcia Jakubowicz, 500 Hill Top Road, Associate Member, term to expire June 30, 2020
. Amy Brown, 218 Sterling Road, Associate Member, term to expire June 30, 2020
Selectman Sendrowski Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Sendrowski moved to appoint the following to Recreation Committee:

. Mark Renczkowski, 642 Mill Street, term to expire June 30, 2022
Selectman Moody Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Selectman Moody moved to appoint the following to Town Forest Committee:

. Timothy Castner, 55 Fire Road #10, term to expire June 30, 2022
. Jason Allison, 343 Brockelman Road, term to expire June 30, 2021
Selectman Sendrowski Seconded. . Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

IX. LICENSES AND PERMITS

1. Special (One Day) Beer & Wine License

Selectman Sendrowski moved to approve Bolton Fairgrounds, Inc. – Application for Special (One-Day) Liquor License to serve Wine/Beer at the Bolton Fair, August 9th – 11th, 2019 (Storage Day August 8, 2019). Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

2. Application for Public Amusement (Weekdays) and Sundays:

Selectman Moody moved to approve Public Amusement (Weekdays) and Sundays for the Annual Bolton Fair, August 8th –11th, 2019. (Thursday 5-10pm, Friday Noon – 10pm, Saturday 9am-

10pm and -Sunday 9am-9pm). Selectman Sendrowski Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

3. Application for Public Amusement on Sundays:

Selectman Sendrowski moved to approve the Application for Public Amusement on Sundays for Tyrods Car Show – to be held on September 8, 2019 from 9am-6pm at the Lancaster Fairgrounds. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

X. NEW BUSINESS *

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

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 at 7:45 P.M.

Respectfully submitted

Kathleen Rocco
Executive Assistant



Walter F. Sendrowski, Clerk

Approved and accepted: 7-15-19