



**LANCASTER BOARD OF SELECTMEN
SPECIAL MEETING
MINUTES OF SEPTEMBER 20, 2017**

I. CALL TO ORDER

Chairman Stanley B. Starr, Jr. called the Special Meeting of the Board of Selectmen to Order at 6:00 P.M. in the Town Hall Auditorium, 695 Main Street, Lancaster, Massachusetts. Present were Selectmen Walter F. Sendrowski, Mark A. Grasso, Jr. Town Administrator Orlando Pacheco and Executive Assistant Kathleen Rocco were not present.

II. EXECUTIVE SESSION

Selectman Sendrowski moved to go into Executive Session M.G.L. c.30A, Sec. 21(a) #6 – to consider the purchase, exchange, disposition or value of all or a part of that real estate known as Assessor's Parcels 14-13, 19-11, 14-15, 13-8, 13-4, and 14-11, and other, nearby lands, if the chair declares that an open meeting may have a detrimental effect on the negotiation position of the public body, and will reconvene back into open session. Selectman Grasso Seconded.

Stanley B. Starr vote Aye
Walter F. Sendrowski vote Aye
Mark A. Grasso, Jr. vote Aye

III. NEW BUSINESS *

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

Chairman Starr reconvened into the open meeting at 7:23pm

Present: All from executive session

Tom Bovenzi, Attorney for North Lancaster, LLC
Steve Boucher, North Lancaster, LLC
Bob DiPietri, Capital Group

- I. To consider the purchase, exchange, or disposition of all or a part of that real estate known as Assessor's Parcels 14-13, 19-11, 14-15, 13-8, 13-4, and 14-11, and other nearby lands.

T. Bovenzi circulated a plan that showed four color-coded elements:

- Orange parcels – Town owned (13-4, 14-13)
- Gold parcels – State of Mass. owned
- Green parcels – Owner unknown
- Gray – North Lancaster, LLC owned

He concurred that 13-4 will go through the 30B process or go out for RFP, and that they want to redeem the taxes on 14-13.

They can only convey half of 19-11 now, and can then follow through on the full parcel once a decision on ownership has been made by the State on 14-11 (State Forest property).

Conservation Agent David Koonce noted that 14-11 is still questionable as neither the State nor North Lancaster, LLC have provided any proof of ownership.

Mr. Christopher reiterated that they would accept a portion of 13-8 for its water supply and trails value. A deed or easement would work fine.

Mr. Bovenzi stated that North Lancaster, LLC will preserve all trails on 13-8 and all of the parcels.

Chairman Starr summarized the agreement, as follows:

- 1) 14-13 will be allowed to be redeemed for the taxes.
- 2) 13-4 will be sold or auctioned.
- 3) 14-11 will have the title evaluated.
- 4) 19-11 will go through a 2-step process for ownership by the Town.
- 5) 13-8 will be conveyed by deed or easement for the trail.
- 6) A condition of the agreement is full payment of back taxes.


T. Bovenzi agreed to have a draft of the agreement to Town Counsel Attorney Eichman by Friday, September 22, 2017.

IV. ADJOURNMENT

Seeing no further business, on Motion by Selectman Sendrowski, seconded by Selectman Grasso, it was unanimously voted the Board of Selectmen adjourned at 8:10 P.M.

Respectfully submitted

Kathleen Rocco
Executive Assistant


Walter F. Sendrowski, Clerk
Approved and accepted: 11/6/17