



LANCASTER BOARD OF SELECTMEN
Special Meeting Minutes
Of July 30, 2018

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 Auditorium, located in the Town Hall, 695 Main Street, Lancaster, Massachusetts. Present were Selectmen Walter F. Sendrowski, Mark A. Grasso, Jr., and Town Administrator Orlando Pacheco.

II. SCHEDULED APPEARANCES & PUBLIC HEARING

1. Stronach Group Presentation – Proposed Thoroughbred Racetrack – North Lancaster. (See attached)

Chairman Starr gave a brief introduction on the following:

- Introduction of the proposed Capital Commerce Center development on 348 acres on MacGovern Blvd – Bob Depietri, Capital Group Properties, Southborough, MA.
- Presentation on a proposed Thoroughbred Racing Facility in Lancaster by – Tim Ritvo, Chief Operating Officer, Racing Division – The Stronach Group, Hallandale Beach, Florida.
- Introduction of the over 650 member Massachusetts Thoroughbred Horsemen's Association and their involvement in the proposed racing facility – Bill Lagorio, President of the Massachusetts Thoroughbred Horsemen's Association, Inc., Revere, MA

Mr. Ritvo gave a presentation on the following:

- Introduction of The Stronach Group and their horse racing facilities throughout the Country.
- Current state of affairs on the Massachusetts Thoroughbred Racing industry
- Potential of the development of a proposed Thoroughbred Racetrack as part of a mixed used development at Capital Commerce Center in Lancaster off of McGovern Blvd.
- Proposed Project timing
- Required Legislative Approval Process
- Potential Town Revenue Impacts for Lancaster
- Community Involvement
- Central Massachusetts Agricultural Impacts

Representatives from the Capital Group, Stronach Group and Massachusetts Thoroughbred Horsemen's Association took questions from the audience.

III. ADJOURNMENT

Seeing no further business, on Motion by Selectman Grasso, seconded by Selectman Sendrowski, it was unanimously voted the Board of Selectmen adjourn at 8:00 P.M.

Respectfully submitted

Kathleen Rocco
Executive Assistant

Walter Sendrowski

Walter F. Sendrowski, Clerk

Approved and accepted: 8/6/18

**QUESTIONS AND ANSWERS TO THE PROPOSED
THOROUGHBRED RACE TRACK IN LANCASTER, MA**

1.0: What are the typical hours of operation for the race track?

Answer: The typical hours of operation for the track during race days are 12 PM to 6 PM.

2.0: Will there be horse racing at night at the track?

Answer: There is a possibility that there could be some races run at night at the track.

3.0: Currently there are approximately 10,000 cars per day travelling by the Route 70/McGovern Blvd. intersection. What impacts will the proposed track development have on traffic in the area?

Answer: As with any new development once the track is built there will be an increase in traffic along route 70 and the surrounding roads. The proposed site is very close to the route 2/route 70 interchange and to I-190. The close proximity to these major roads will help lessen the traffic impacts on local roads in and around Lancaster. It is not anticipated that the Town will notice a significant increase in the traffic in the area. Once the project is further defined a full traffic impact study will be conducted for the project.

4.0: What will be the approximate range of daily attendees to the track on event days?

Answer: During normal race day events there are typically 1,000 people during weekday Races and up to 2,500 spectators during the weekend races attend the races on a daily basis.

5.0: When does the racing season begin and end and how many days of racing will occur in a typical year?

In a typical year the race season runs from late spring until late fall. Initially there would be a minimum of 30 live race days during the season.

6.0: How many horses will be stabled at the track during the racing season?

Answer: During the racing season approximately 500+/- horses would be stabled at the race track facility.

7.0: How many employees will be working at the track?

Answer: During the race season during live events approximately 100 employees could be working at the track. In addition there are the employees caring for the horses stabled at the facility. Some of those jobs are listed below in 8.0.

8.0: What is the profile of the typical employees working at the site?

Answer: New jobs at the site will include horse trainers, groomers, exercisers, hot walkers blacksmiths, equine dentists, feed & hay workers, as well hospitality & service industry workers.

9.0: What happens at the track during the off season and winter months?

While the horses leave after the race season the track is open on non race days year round for simulcast wagering.

10.0: How will the overflow parking at the track be handled during big racing events?

Answer: during big race events the track operator will make arrangements with property owners in the area (typically shopping malls or large commercial buildings) for satellite parking lots and running shuttle service between the offsite lots and the track.

11.0: Will the facility be made available for other events during the year? For example concerts, community events, corporate functions, etc?

Answer: Yes, throughout the year on non racing days the track will be made available for non-racing events such as concerts, community events such as a July 4th and other holiday family events, fundraisers and corporate events to name a few.

12.0: What will happen with the remainder of the 350 +/- acres of land at the site not being used for the race track facility?

The track facility will only take up approximately 100 acres out of the total 350 acre site. The track facility will become part of an overall mixed use development that could include retail space, commercial space, industrial space, residential units and a hotel to name a few.

13.0: Will the Route 70 and McGovern Road intersection become a signalized intersection?

Answer: Depending on the total amount of traffic that the overall mixed use development will generate there could be the possibility of a traffic signal at the route 70/McGovern Blvd. intersection.

14.0: Will there be a need for police and fire department details at the race track during racing days? Will there be a need for police or fire details at the facility on non racing days?

Answer: There is a requirement that if 50 or more horses are boarded at the site at one time a full time 24-hour per day fire detail is mandatory for the site. Police detail would be on an as needed basis during events at the track.

15.0: What are the potential sources of revenue from the race track for the Town of Lancaster: For example: real estate taxes, personal property taxes, host town fees, admission fees, track agreement, etc?

Answer: Future potential revenues to the Town of Lancaster would include real estate taxes, personal property taxes, host Town fees, and other track related fees to name a few.

16.0: Will there be a need for Town services be provided to the site? For example public water or public sewer?

Answer: At this time it is anticipated that the track facility will be serviced by a private water system and a private sewer system.

17.0: Will there be the need for alcohol serving licenses for the facility?

Answer: Yes the track facility will require a full service alcohol serving license.

18.0: Will area farms benefit from the proposed track facility being located in Lancaster?

Answer: Yes local farms in the area will benefit from the track facility being located in Lancaster. With 500+/- horses being stabled at the track facility during the race season There will be the need for the purchase of hay & grains for the horses as well as temporary boarding and breeding services for the horses as well.



CAPITAL COMMERCE CENTER

LANCASTER, MASSACHUSETTS



A MIXED-USE DEVELOPMENT



HANNIGAN ENGINEERING, INC.
200 E. MAIN ST. SUITE 200
LANCASTER, MASSACHUSETTS 01901
TEL: 978.334.1111
FAX: 978.334.1112

P & S SKETCH
LANCASTER, MASSACHUSETTS

REARDED L.P.
NORTH LANCASTER, L.P.
STEVE BOYER
435 LANCASTER STREET
LANCASTER, MASSACHUSETTS 01901
TEL: 978.334.1111

DATE: 1/23/08
SCALE: 1"=50'

DATE	1/23/08	SCALE	1"=50'
CHKD BY	MD	DATE	JAN 23, 2008
REV	2	NO	2208
SHEET	1 OF 1	DATE	JAN 23, 2008





Legend

— Hiking Trail (mi)

● Trail Junction





CONCEPT LAYOUT PLAN NOTES

M.J. MRVA
BOHLER ENGINEERING

LANCASTER DEVELOPMENT
LUNENBURG ROAD, LANCASTER, MA

CAPITAL GROUP

AGENDA

Joint Meeting: Board of Selectmen, Planning Board, Conservation Commission and the Board of Appeals

Monday, July 30, 2018

Town Hall Auditorium
695 Main Street, Lancaster, MA

6:00 PM

- I. Introduction of the proposed Capital Commerce Center development on 848 acres on McGovern Blvd. – Bob Depietri, Capital Group Properties, Southborough, MA
- II. Presentation on a proposed Thoroughbred Racing Facility in Lancaster by:
Tim Ritvo, Chief Operating Officer, Racing Division
The Stronach Group, Hallandale Beach, FL
 - Introduction of The Stronach Group and their horse racing facilities throughout the country
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 - Potential of the development of a proposed Thoroughbred Racetrack as part of a mixed use development at Capital Commerce Center in Lancaster off of McGovern Blvd.
 - Proposed Project Timing
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 - Potential Town Revenue Impacts for Lancaster
 - Community Involvement
 - Central Massachusetts Agricultural Impacts
- III. Introduction of the over 650 member Massachusetts Thoroughbred Horsemen's Association and their involvement in the proposed racing facility:
Bill Lagorio, President,
Massachusetts Thoroughbred Horsemen's Association, Inc, Revere, MA
- IV. Open Forum
- V. Adjourn



ROSECROFT
RACEWAY



DELAWARE
PARK



LAUREL
PARK

CONCEPT LAYOUT PLAN
NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACK.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACK.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACK.



SANTA ANITA RACE
TRACK



MONMOUTH
PARK

CONCEPT LAYOUT PLAN NOTES

July 30 2018

Environmental Information about the locus of the proposed Stronach Group Race Track

- There is a Certified Vernal Pool surveyed and registered by the Natural Heritage & Endangered Species program in 2014 on the site of the proposed race track. It has a specific identification number and NHESP has photos of the pool, a couple of which are attached. Certified vernal pools are protected under the state's Wetland Protection Act. If the certified vernal pool has been altered between when it was surveyed in 2014 and the present, then it is a violation under the Wetland Protection Act and a controversial issue.
- The locus is in an Area of Critical Environmental Concern (ACEC). Projects proposed in the ACEC must meet stricter environmental performance standards.
- Part of the locus has been mapped by Mass Fish and Game in conjunction with UMass-Amherst as land of state-wide "habitat of potential regional or statewide importance". This triggers a more detailed review by MassDEP under the Wetland Protection Act. A wildlife specialist whose professional wildlife qualifications meet the WPA regulations (reference: 310 CMR 10.60 (1) (b)) must complete a detailed wildlife habitat evaluation and submit to MassDEP (MassDEP's form).
- If and when this project comes to pass, it will need a State Permit as defined under the Massachusetts Environmental Policy Act and will therefore require a MEPA filing. Because the project is in the ACEC, the performance standards will be higher.

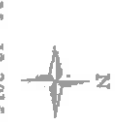


117 Main Street

North Main Street

Lancaster_2014_new_cyps
MA Towns

0 387.5 775 1,550 2,325 3,100 Feet



Mar 13, 2015



LANCASTER DEVELOPMENT
LUNENBURG ROAD, LANCASTER, MA

CONCEPT PLAN

SCALE: 1"=400'
DATE: 07/20/18
PROJECT #: 00181001

REV D

M.J. MRVA

BOHLER
INCORPORATED

CONCEPT LAYOUT PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES (F.T. & I.). DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT, UNLESS OTHERWISE NOTED.
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