



APPROVED

**LANCASTER BOARD OF SELECTMEN
Special Meeting Minutes
Of
Wednesday, June 2, 2021**

I. CALL TO ORDER

Chairman Jason Allison called the Regular Meeting of the Board of Selectmen to Order at 6:00 P.M. via ZOOM™. Present were Select Board members Jay M. Moody, Jason A. Allison, Alexandra W. Turner.

Join Zoom Meeting <https://us02web.zoom.us/j/85417599354>

Meeting ID: 854 1759 9354

II. PUBLIC COMMENT PERIOD - NONE

III. APPROVAL OF MEETING MINUTES - NONE

IV. SCHEDULED APPEARANCES & PUBLIC HEARINGS - NONE

V. BOARDS, COMMITTEES AND DEPARTMENTS REPORTS - NONE

VI. TOWN ADMINISTRATOR REPORT - NONE

VII. ADMINISTRATION, BUDGET, AND POLICY

Public meeting to discuss the on-going project with the development of North Lancaster

- Developer Letter:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/pages/lancaster_development_options-051321.pdf

- Concept Plan:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/pages/conceptual_40r_plan_5-13-2021.pdf
- Traffic Presentation:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/pages/zoning-traffic_presentation_5-13-2021.pdf
- Traffic Study:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/pages/lancaster_-_tias1.pdf
- 40R project timeline:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/pages/40r_timeline.pdf

Select Board Chairman Jason Allison explained that this is a special Select Board meeting regarding North Lancaster development.

Chairman Allison read into the record the following for public comment:

- Letter from Kara Sanford
- Letter from Stuart Hughes
- Letter from Christina and John Quill, 45 Spec Pond Road, Lancaster
- Letter from Janet Smith, 5 Spec Pond Road, Lancaster
- Letter from Julie Killian Debono, 226 Fort Pond Fire Road 11

A presentation was given by the Phil Eugene, Chairman of the Economic Development Committee and Victoria Petracca, Chairman of the Affordable Housing Trust Committee. (See attached).

Following the presentation, Selectman Allison advised the audience that questions and comments would be held to three minutes per person until everyone has had a chance to speak; once everyone has spoken, additional time will be allocated. Mr. Allison asked the other members of the BOS if they would like to begin; Mr. Moody declined because he is a member of the Affordable Housing Trust Committee. Ms. Turner asked questions relative to the status of Safe Harbor and submission of plans; Ms. Petracca responded and will forward current plans to the BOS. Mr. Allison noted that plans should be sent to Mr. Pacheco and Ms. Rocco, with copies to the members of the BOS. Ms. Turner requested that the full plan is posted on the Town website.

Mr. Allison recognized resident Dick Trussell. Mr. Trussell noted that Plan B creates a negative \$1,197,000 per year and that Plan B removes all restrictions from access to land or roadways at White's Pond.

Mr. Allison recognized resident Cathy Hughes. Ms. Hughes spoke to the impact that North Lancaster development would have on public safety services. She would like more information about water services in North Lancaster. Other areas of concern to Ms. Hughes are light pollution, infrastructure costs, and decreases in property values. Mr. Allison noted that for more information on water services, Ms. Hughes should email Mr. Pacheco with a copy to Mr. Allison to receive a copy of a detailed report on water services. Mr. Eugene noted that he plans to contact Town Counsel to make sure that covenant restrictions currently in place also apply under the ICOD.

Mr. Allison recognized resident George Frantz. Mr. Frantz is concerned about costs and revenue to the Town and would like information on these topics on the Town's website. He noted that environmental impacts will

be carefully weighed by MEPA, and stated that in his experience, MEPA will work rigorously to maintain high quality environmental impact. He would like a meeting sometime this month so that people can meet some of the MEPA staff. Mr. Frantz also address truck traffic and pollution issues, stating that increased traffic assumptions are not necessarily true, since the current sand and gravel trucks will be gone.

Next, Mr. Allison recognized resident Madeline D'Onfro She is concerned about the proposal to develop affordable housing along Route 70. While she supports affordable housing, she would like to know why the White's Pond area has been ruled out. Ms. Petracca addressed these concerns and suggested it would be helpful to have a site map available to view. Ms. Petracca noted that the Affordable Housing Trust continues to look at a number of locations, potentially including the AUC site, and that design and environmental review will be a critical component of any project. She noted that the Affordable Housing Trust is limited in that some desirable sites are private property.

Mr. Eugene noted that traffic will be a consideration for any chosen affordable housing site; the DCAMM site or the AUC site are both a couple of miles from a highway and would impact residential traffic volume.

Mr. Allison responded to Ms. D'Onfro concerns, citing a paper he had written about the adversity Lancaster faces in planning and development, illustrated by metrics showing a sharp incline in issued building permits in the last two years.

Jennifer Leone was recognized by Chairman Allison and spoke to issues with proposed locations for affordable housing. She would like to see a professionally prepared cost/benefit analysis. Ms. Turner stated that the Town has a Bylaw allowing 3rd Party Review for development projects at the developer's expense.

Mr. Allison recognized Greg Jackson who commented on the traffic report, stating that traffic could increase about three times the present volume on the Route 70 corridor. He would like an independent peer review of the traffic study. He also noted that improvements and upgrades to state and local highways as they intersect in Lancaster may be 3-5 years away. Mr. Jackson would like to consider scaling back the density of the development.

Mr. Allison recognized resident Janet Smith. Ms. Smith had questions about the sewage treatment plant and its proximity to the development. Mr. Eugene suggested that this would best be answered by the MEPA and the Conservation Agent. Ms. Petracca offered several clarifying remarks, noting that the permitting process would help to correct any issues.

Chairman Allison recognized resident Roy Mirabito who spoke in favor of having a cost benefit analysis of the project done by the same firm that did the analysis for Maynard at Maynard Crossing.

Jennifer Leone was recognized by the Chair. She expressed concern about the school mitigation process; she stated that promised regional transportation monies promised by the state had never been received and she is wary of additional promises by the state for funding. Additionally, she questioned whether the water negotiations with Leominster covered just the industrial development or included the 150 housing units. She had questions regarding status of the ICOD if the citizens' petitions and zoning bylaws fail; this was addressed by Mr. Eugene. It was clarified that the Planning Board will be holding a hearing on the 21st.

Chairman Allison recognized Kaitlyn Drew, speaking as a White Pond Road resident, urging residents to consider the impact this development would have on this neighborhood.

The Chair recognized John. He would like to see the North Lancaster/Spec Pond area developed as a mixed use community with nice neighborhoods mixed with professional and light retail space, including some

affordable housing. He thinks that a truck depot is the wrong way to go. Ms. Petracca commented that current plans do not call for high-rise housing.

Ms. Petracca spoke about planning affordable housing in a 40R development versus the state's 40B requirements. Mr. Eugene noted that although John's vision is nice, it must be remembered that the Town does not own the land in question.

Mr. Allison recognized Rob Zidek, a resident of Kaleva Road in North Lancaster. He too would like to see an independent impact study. He would like to see more citizen involvement and the opportunity to sit down and talk about development plans. Mr. Eugene suggested that we might have Capital Group come in and do a presentation on traffic alone. Mr. Zidek expressed concerns about impact of traffic on Lunenburg Road. Mr. Zidek will forward an annotated PDF file to Mr. Allison with a copy to Mr. Eugene. Mr. Allison will forward this document to the entire BOS.

Mr. Allison recognized Kathy Hughes, who spoke about truck traffic concerns, the potential drop to her property value, and that she does not feel that North Lancaster residents are being listened to. Ms. Petracca spoke about the need to balance economic growth in order to make sure taxes are not astronomical, and that although the conversation is about affordable housing, there is an affordability question in general about Lancaster.

Mr. Allison recognized George Frantz, who stated that residential development creates more tax revenue, but that this is not covered by increases in services.

Mr. Allison recognized Beth a resident of Fire Road 11. She stated concerns that the focus on 40B development are overshadowing the larger issue of the distribution center.

Mr. Allison recognized Rebecca

who noted that Ms. Petracca and Mr. Eugene are only the messengers, that the Town does not own the land in question, and the relationship with Capital Group is in large part dependent on goodwill. Rebecca notes that while the Distribution Center may not be what everyone wants, but it could fund a 40B development. She states that the land has already been ruined by and strip mining, so it is no longer a pristine wildlife area. She states that that we want to preserve the wildlife area still there, and that development needs to be kept away from the White Pond neighborhood and the greenway.

Mr. Eugene spoke to worries about balancing the habitat with lost opportunities.

Mr. Jackson added additional comments; he is concerned about the environmental impact and traffic. He is concerned about the scale of the development, and that we were initially talking about 800,000 square feet of development that is now up to 1.2 million square feet, with a truck bay housing 740 trucks plus 2,000 parking spaces.

Ms. Petracca stated that it would be helpful to have a visual aid that was an overlay of the proposed development over an aerial photograph of the area.

Mr. Eugene offered a reminder that every building would need to meet separate Planning Board approval and that every proposed building may not come to fruition.

Ms. Petracca urged meeting attendees to attend tomorrow night's meeting about 40B development.

Select Board member Alix Turner mentioned that there had been a letter from David Kramer that should have been part of this meeting; Mr. Allison apologized that he did not have this letter to be included as part of

public comment.

VIII. APPOINTMENTS AND RESIGNATIONS - NONE

IX. LICENSES AND PERMITS - NONE
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X. NEW BUSINESS - NONE

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

XI. COMMUNICATIONS

Mr. Allison noted that there will be another meeting with a single agenda item and that there is a regularly scheduled Select Board meeting on Monday, June 7, with the agenda to be published tomorrow.

XII. ADJOURNMENT

Seeing no further business, on Motion and Seconded to adjourn at 8:28 PM, it was unanimously voted. Jason A. Allison, Aye, Jay A. Moody, Aye, Alexandra W. Turner, Aye. [3-0-0]

Jay M. Moody Clerk
Approved and accepted: 7/13/2021