



**LANCASTER SELECT BOARD
Special Meeting Minutes
of Monday, September 18, 2023, 6:00 P.M.
Mary Rowlandson Elementary School Auditorium**

ZOOM: <https://us02web.zoom.us/j/81481149273>

Meeting ID 814 8114 9273

I. CALL TO ORDER

Select Board Chair Stephen Kerrigan called the meeting to order at 6:00PM in the Mary Rowlandson Elementary School Auditorium Stage, 103 Hollywood Drive, Lancaster, and advised that the meeting was being recorded and broadcast via Sterling-Lancaster Cable Television.

Additional materials for Select Board meetings are available at <https://www.ci.lancaster.ma.us/administration-select-board> > Meeting Materials.

Roll call vote taken, Jason A. Allison, present, Alexandra W. Turner, present, Stephen J. Kerrigan, present. Also present, Kate Hodges, Town Administrator.

I. APPROVAL OF MEETING MINUTES

Ms. Turner moved to accept the minutes of the September 5, 2023 meeting; Mr. Allison seconded the motion. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

III. ADMINISTRATION, BUDGET, AND POLICY

1. Kalon Farms – First Right of Refusal

Ms. Hodges explained that in August, Kalon Farms sent a required notice of intent to sell a two-acre portion of a 4-acre lot for residential non-Chapter 61A purposes. She had written back because the notice did not meet all necessary requirements, i.e., it was unclear which two acres were to be sold. The ANR was received last week; this was approved by the Planning Board earlier in the summer. Ms. Hodges had also asked what the plan was for the remaining two acres in this parcel, but she has not received a response. The Select Board needs to weigh in on whether or not they have interest in acquiring the land, and if so, further action is needed. The price of this lot would be about \$900,000; Ms. Hodges suggested that in her opinion, this purchase would not be in the best interest of the Town. Ms. Turner spoke about Chapter 61 and what a powerful tool it has been to protect open space and to help farmers. She noted that in the past the Select Board has allowed other bodies to purchase land under

Right of First Refusal. Ms. Turner would like, as a matter of policy, to follow up further, with the 120 days. Ms. Hodges noted that applications to the Select Board was not complete until last week. Ms. Turner would like the Select Board to consistently use the time allocated to do something more meaningful, engaging other boards, committees, and interested parties.

Mr. Kerrigan recognized Frank Streeter, Chair of the Planning Board. [Because Mr. Streeter was speaking from the audience without a microphone, his statements were not captured on the recording.] Mr. Allison suggested that Ms. Turner take the next 30 days to work with the Land Trust or other parties. She will report back to the Board at the October 16, 2023 meeting.

2. FEMA Flood Maps

Ms. Turner had requested that this item be added to the agenda. She noted that recent flood maps show changes from previous versions, especially in commercial/industrial areas. Recent maps received are a final draft. Ms. Turner would like people to check their property and/or their neighboring properties. Ms. Hodges noted that she and the Planning Director had met with the GIS people regarding this.

3. Disposition of September 18, 2023 Special Town Meeting Warrant Articles

Mr. Allison moved to endorse Article 1, the New Nashoba Regional High School Building. Ms. Turner seconded. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

Mr. Allison moved to recommend affirmative action on Article 2, Water Enterprise Commission. Ms. Turner seconded. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

Mr. Allison moved to recommend affirmative action on Article 3, Supplemental Classification Plan for Emergency Services. Ms. Turner seconded. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

Mr. Allison moved to recommend affirmative action on Article 4, Amendment to Zoning Bylaws – Accessory Apartments. Ms. Turner seconded. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

IV. LICENSES AND PERMITS

Request for use of the Town Hall Auditorium

Organization: Friends of Thayer Memorial Library
Event: Friends of Thayer Memorial Library Annual Book Sale
Date of Event Tuesday, September 26, 2023 – Wednesday, October 11, 2023

Mr. Allison moved to approve the use of the Town Hall Auditorium by the Friends of Thayer Memorial Library for their Annual Book Sale, Tuesday, September 26, 2023 - Wednesday, October 11, 2023. Ms. Turner seconded. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

V. COMMUNICATIONS

- Special Town Election called for Monday, September 25, 2023. Polls open from 7am-8pm.
- Select Board's upcoming meetings will be held on October 2, 2023, and October 16, 2023, both starting at 6:00 PM.

VI. ADJOURNMENT

Mr. Allison moved to adjourn the meeting; Ms. Turner seconded the motion. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

Respectfully submitted,

Kathleen Rocco
Executive Assistant

Alexandra W. Turner, Clerk