



LANCASTER ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes
Of Wednesday, January 26, 2022

Meeting called to order at 7:04

Roll call taken. Present: Roy Mirabito, Rebecca Young Jones, Lenay Yorko, Joe D'Eramo, Phil Eugene.

Minutes – none to approve; expect for next meeting.

DISCUSSION ITEMS/PROJECT LIST. This list will be an ongoing outline of the committee's work, with a member assigned to each item. ** Phil asks that all committee members send him a quick paragraph with status of their assignments below **

1. North Lancaster, Capital Group (Phil)
Phil will put responses from latest Ad Hoc MOU Committee meeting on website.
2. GFI Property, Fort Pond Road / Chisholm property / 696 Fort Pond Rd. (Phil)
Fiscal analysis being done, no update. Phil will email RKG for status.
3. AUC Sale. (Lenay)
No more information. Lenay will give contact info to Phil. He will see if they would like to come in and give a presentation. Noted that 137, 157, 159 George Hill Rd. have been sold to David Hegerty (spelling?).
4. In Lunenburg, 350,000 sq. ft. warehouse on Keating property (Becca)
Becca has sent traffic study to Phil.
5. "One North Central" study (George)
George not present, Phil will follow up.
6. Regional traffic study (Phil)
Roy asked if this was going through Jasmin; agreed this is a good idea.
7. DCAMM (Division of Capital Asset Management and Maintenance) (Old Girls' School at Five Corners). (Joe)
Joe reached out to Joe Gleason (School Committee). Again, should involve Jasmin. Phil will send her a request.

8. Unified Packaging / Rockport building (Roy)
The Conservation Commission is concerned about vernal pools on the western margin of this property. The project is delayed until Spring when vernal pool testing can be resolved. (No additional update).
9. Thrive marijuana facility in Shirley. Need someone to volunteer to explore.
Becca, no action.
10. Former Boy Scout building / Jeep dealership. Need someone to volunteer to explore.
Resident Kathy Hughes (address??) heard that Lahti Jeep bought this as an investment property but then learned that the State has a five year building moratorium.
11. Powell Sand & Gravel / PJ Keating future truck traffic. Need someone to volunteer to explore.
No update.
12. Kalon Farms.
Roy says still basic question as to whether this is a farm producing 50% of total he sells. Owner has been told to either apply for variance or a zoning change in order to have entertainment and/or hospitality suites outdoors. Some loss in momentum due to change in Town Counsel. On ZBA agenda tomorrow night.
13. 40B on Sterling Road.
No update.
14. Maharishi property.
Sold. Should look up in Registry of Deeds.

Other items not covered in the agenda:

Still action item, Joe to request commercial properties list from Assessors.

At last meeting George suggested writing report for Select Board. George not here tonight but Phil will contact him and ask him to prepare a draft for discussion purposes.

Noted that Capital Group will be doing presentation on February 9 regarding Economic Impact.

A discussion was held as to the committee's ongoing role, with committee members and several residents (Anne Ogilvie, Dick Trussell, Martha Moore, Dennis Evert) contributing. Resident and Finance Committee member Dick Trussell recently sent Phil an email about this that he will share with the committee. Before moving on to projects or subcommittees, it was determined that the committee should meet with Jasmin Farinacci, Lancaster's new Community Development and Planning Director to determine how to best work together / complement each other.

Phil summarized action items. He will invite Jasmin to the next meeting. Joe will get commercial properties list from the Assessors. Phil will distribute the email from Dick Trussell to the committee

and will put the comments from the MOU meeting on the website. Phil will see if Police and DPW can attend an upcoming meeting and present issues and future concerns. Lenay would like to establish a branding subcommittee but will hold off until Jasmin has been involved.

Becca moved to adjourn at 8:10; Joe seconded. Roy, Aye; Becca, Aye; Joe, Aye; Lenay, Aye; Phil, Aye.

Next meeting will be February 16, 2022 at 7:00pm.

Respectfully submitted,

Ellen Doiron

Phil Eugene, Chair
Approved and accepted: