

Economic Development Committee
Minutes for the March 3, 2021 Meeting
By Phil Eugene

Meeting Call to Order 8 PM

Members present

Phil Eugene
Roy Mirabito
Rebecca Young
joe D'Eramo
George Frantz
Mark Grasso

Presentation By Capita Group for the proposed N Lancaster development.

Items discussed:

1. 100 ft Buffer on the White Pond Development Boarder – Work for Agreement with Town.
2. Water Agreement with Leominster – what is the status?
3. On site Waste treatment Plant being reviewed by DEP
4. Traffic Flow – 800 in AM, 1600 at shift change, 800 at 11pm
255-316 tractor Trailer per day ?? can delivery/Sendoff be controlled to
avoid 7-9 am and 3-5 pm traffic peaks???
5. Traffic Lights to be installed, Traffic study to be done
6. Run off in the Environmentally Critical Areas MEPA study to be done
7. Hight of the Building require 45ft, Zoned 40ft
8. Will work for a “no Car Lot- salvage “agreement with town
9. Capital Group to own the building.
10. IPOD would require 600 residential Units
approx. 1500 -1800 residential trips PLUS the industrial Traffic
11. Large building 1,087,297 in Taxes, full build out \$2.6m in taxes
12. Environmental Plan
Green House Gases
Flood Plane analysis
MEPA study
DEP for the Waste Treatment
13. Early 2023 Tenant move in desired.
 - Deb D'Eramo NO tree cutting.
 - Issue with tractor Trailers, Will need improvement (by sate)
 - 100 Ft Buffer, no build, add Trees.
 - 2nd soccer field parking Issue
 - On diagram, Better WHITE PONF Lot markings
 - PARKING Surfaces related ACEC
 - TENTANT not identified.

- IPOD Over Zones
R TRUSSELL Residential development Large Negative impact on town, 40 homes, \$400K negative
- GREG Jackson, Environmental Impact, review parking Spaces, Reduce? Capital Group Wednesday meet to review parking.
- Roy M: Access off of I 190, J Leonie comment: Not enough Distance between proposed exit and 117 exit.
- George F Length of time for tractor Trailer parking
- PB moving On. Restrictions & discussion with White Pond Residences
- Capital Group Working with Orlando for Zoning
- Capital Group wants to start in October, TENTANT approved Lancaster Site 1 week ago.
- Send Maps, etc. to town Council?
- Joe Ramirez (white and Assoc) Concerned with parking lot run off.

Meeting Adjourned 9:45