

Lancaster Economic Development Committee
March 30, 2021 Meeting Mutes
Joint meeting with Capital Group

Meeting call to Order 7:03Pm

Present:

Phil Eugene
Roy Mirabito
Rebecca Young
Joe D'Eramo
Mark Grasso

Called To Order

Capital Group/702 LLC:

Planning a 1,182,000 sf Warehouse With 1200 Car parking, 750 Trailers
Issue : reduced parking
New parking plan presented Traffic circular Flow
Stagger shifts (2) to reduce shift change congestion
Added two internal Rotary to improve warehouse traffic Flow
Include Truck turn around area

Offsite improvements

Improved RT2 west bound exit Lanes
General temporary improvement for Rt2/70 Exits
Question: When and Time frame for completion?

Capital Group to prepare Draft Zoning changes

Properties Boundaries with "no build restrictions"
Restrict Auto Businesses
Comment by Bob McGuire (Commercial RE broker):
1500-2000 job valuable
Lancaster is a preferred Location
Warehouse not a Amazon or Walmart unit
Needs to be operational the end of 2022 or will move to another Site
Timing Very important

Rebecca

Project open ended
Wil it be energy Carbon Neutral?
Parking Lot and Runn Off
Solar panel for Parking lot Lights?
Understand what Capital group wants to promote
Analysis of drainage on Site
Meet MEPA requirements

Roy M.

Rotary at Rt2, State has master Plan with Exits. Traffic study needed
DOT need for improvement by the end of Warehouse construction, not just exits, Need master Plan

Overlay with ACEC area, Majority of the A building on ACEC?
MEPA, pre Submission of study

Capital Group:

MEPA Plan 98% complete
Submit by end of April
100-foot buffer zones, No storage, Us Trees, Plants and Fences

Joe

Traffic concern, RT 190 Access
NO, distance between exit must be 1 Mile
? Will placement of new building preclude and RT190aces?

Capital Group: Will talk to a Traffic Engineer and request a study.

Rebecca: Biggest issue is Traffic
Mitigate Noise & Pollution
Concerns with traffic

Jason: "Opportunity " to go forward
Invest the time

John Lewis: Good location with Rail Access in Shirley
Capital group No discussion
Trucks at rotary

Greg Jackson: Timeliness of proposal
Tax revenue
Water
Respect goes both ways
Zoning and wetlands
Discussions to eliminate conflict

Capital: Send E mail with Questions

Kathy Hughes Fire Rd 80, Issue with access to rt 70 when soccer games are in progress
Rotary Issue

Mark Grasso Discussions w/Victoria
Parcel Not good for residential; Development
Victoria – discuss Housing Goals

Capital Group: 500 acres for Industrial Development
Consider other areas for Residential development

Paul Bebis 503 White Pond
Build Berm with Trees
Fence In Berm area

Greg Jackson Looking for Preliminary Traffic report
Tax Summary

Capital Group: To send Tax Estimates
Develop Traffic report

Rebecca: Noise Analysis for white Pond
Capital: Landscape architecture for noise reduction
Review preliminary Plan, start construction in 2022

Carol Jackson Rotary Bad
Information should go to Town Clerk or Orlando

Mark Grasso: Expand Public transportation to the site
Tenants need to should support Public transportation

Lori & Kevin Hinckley School Bus access
Traffic study needed

Capital Group: Will minimize Traffic impact
1st draft traffic report due in April

Alix Turner MART will help improve public transportation, but will come at a Cost
Traffic rotary to small
? Data compiled for "pre Covid"
From Fall 2018, need follow up study

Stephanie Stanton 15-year leases?
Capital Group: tenant, usually 20-year lease

Sue Sifakis Other Town Happy? Maynard Crossing

Mark Grasso: Mixed use opposed by Lancaster
Oxford similar Issues
No Tractor/trailers in Northborough
No issues with the Northborough

Alix: Mandate traffic Flow?

Capital Group: Unknown if it can control.

John Lewis Hours of the 2 Shifts with gaps
Plan for Sifts Gaps

Carol Jackson: Capital has only done Small Industrial parks

Kathy Hughes No economic Benefit to retail Shops

George F: Proposed plan is Not an Manufacturing Center
It is a Distribution Center
Issue: Storm water run off: Confident that MEPA does a good analysis
Air Emissions: small compared to RT2, Control by NO idle Ordinance
Distribution has some toxic(related to retail) Chemicals, Need an aggressive spill Policy

Motion:

The Lancaster Economic Development Committee endorses the Conversion of the N Lancaster Residentially Zoned parcel to an all Enterprises Parcel with use restrictions:

Vote:

Mark Grasso Yes

Roy Mirabito Abstain

Rebecca Young Yes, reservations

Phil Eugene yes

Joe D'Eramo Yes

George F. Yes

Motion to Adjourn

2nd, All in Favor

Meeting adjourned 9:51Pm