



**LANCASTER ECONOMIC DEVELOPMENT COMMITTEE**  
**Meeting Minutes**  
**Of Thursday, January 13, 2022**

Meeting called to order at 7:02

Roll call taken. Present: George Frantz, Lenay Yorke, Rebecca Young Jones, Roy Mirabito, Joe D'Eramo, Phil Eugene. (Note: Roy Mirabito joined the meeting later)

Phil read guidelines for meeting.

**Minutes** – none to approve.

**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)  
Defer discussion until later in the agenda.
2. GFI Property, Fort Pond Road / Chisholm property / 696 Fort Pond Rd. (Phil)  
Fiscal analysis being done, no update.
3. AUC Sale. (Lenay)  
Has attempted to get status, but parties are secretive. Has checked Registry of Deeds and Collier International, former realtor, but no information.
4. In Lunenburg, 350,000 sq. ft. warehouse on Keating property (Becca)  
Rebecca reports that this has been approved by the Lunenburg Planning Board; Phil will post findings on the website.
5. "One North Central" study (George)  
George reported that this appears to be useful but somewhat dated. Done by Central Mass Development Corp., Spring, 2021.
6. Regional traffic study (Phil)  
No action.
7. DCAMM (Division of Capital Asset Management and Maintenance) (Old Girls' School at Five Corners). (Joe)

Joe has talked to Select Board member Alix Turner. Not much is currently happening. Some of the next steps are that DCAMM will move out of offices there and the power plant has to be demolished and remediated. There was a recent study of this property by grad students from Harvard University and MIT. One use might be as a backup water supply but it's probably too close to existing source. Possible high school site if the school should decide to relocate. Next steps are in the hands of DCAMM, but it will be up to Lancaster to come up with a proposal for the property.

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 will take this one.
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 at a stalemate.
13. 40B on Sterling Road.  
No update.
14. Maharishi property.  
Per Becca, sold for \$2 million. Per Lenay, buyer is from Greeneville, GA.

Other items not covered in the agenda:

A brief introduction was given by Jasmin Farinacci, Lancaster's new Community Development and Planning Director.

Joe mentioned, at the suggestion of Select Board member Alix Turner, that it would be useful to get a list from the Assessor of all commercial property to best understand the landscape. He will request a spreadsheet with information as to whether each parcel is open space or has buildings.

Phil summarized the most recent meeting of the ad hoc committee for the MOU with Capital Group. Capital Group is no longer looking at Target as a tenant for this location; they are now building on speculation.

Discussion was held as to the Capital Group presentation on January 12. Roy stated that they commented that they had followed the 25' buffer zone but made no mention of the 100' buffer required for wetlands or the 200' buffer for riverfront.

Resident Rob Zidek raised issues of environmental justice and idling trucks at intersections. Resident Kathy Hughes stated that the meeting was a marketing ploy by The Capital Group but was not of use to the residents. George stated that what they said was accurate, but there are issues with finding a mechanism to ensure compliance.

Discussion was held about the differences between RKG projections for additional police and public works requirements versus numbers presented at the recent Capital Group forum. Initially RKG reported that the police chief anticipated no additional costs, but according to The Capital Group the Chief's estimation is for two additional cruisers and four additional officers. Phil will post this topic on the next meeting's agenda.

Becca would like department heads to attend an upcoming EDC meeting; Phil will contact the DPW and the Police Department.

Residents Kathy Hughes and Anne Ogilvie, 4 Turner Lane, brought up additional concerns about traffic and that there should be more ability to enforce rules on developers. Anne stated that the Town should be having its own forums featuring town employees and residents rather than listening to the "dog and pony show" by developers.

Becca moved to adjourn; George seconded.

Phil Eugene, Aye.

Joe D'Eramo, Aye.

George Frantz, Aye.

Roy Mirabito, Aye.

Becca, Aye.

Lenay, Aye.

Motion carried. Meeting adjourned at 8:20pm.

Next meeting scheduled for January 26, 2001 at 7:00pm.

Respectfully submitted,

Ellen Doiron

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Phil Eugene, Chair  
Approved and accepted: