



**LANCASTER ECONOMIC DEVELOPMENT COMMITTEE**  
**Meeting Minutes**  
**Of Wednesday, December 29, 2021**

Meeting called to order at 7:01

Roll call taken. Present: George Frantz, Roy Mirabito, Joe D'Eramo, Phil Eugene.

Phil read guidelines for meeting.

**Minutes**

George moved to accept with minutes of October 6, 2021 with corrections. Joe seconded. George, Aye; Roy, Aye; Joe, Aye; Phil, Aye. Motion passed.

Roy moved to accept the minutes of October 13, 2021 with corrections and subject to Joe's review. George seconded. George, Aye; Roy, Aye; Joe, Aye; Phil, Aye. Motion passed.

Roy moved to accept the minutes of October 20, 2021 with corrections and subject to Joe's review. George seconded. George, Aye; Roy, Aye; Joe, Aye; Phil, Aye. Motion passed.

Discussion items are shown on list in "Meeting Materials" on website.

**DISCUSSION ITEMS/PROJECT LIST.** This list will be an ongoing outline of the committee's work, with a member assigned to each item.

1. North Lancaster, Capital Group (Phil)  
Upcoming presentations on January 12 and on February 9. Phil has included their website for reference. An ad hoc committee for an MOU (Memorandum of Understanding) with the Capital Group has been formed by the Select Board.
2. GFI Property, Fort Pond Road / Chisholm property / 696 Fort Pond Rd. (Phil)  
Per Orlando Pacheco, Town Administrator, RKG will do a fiscal impact study paid for by the developer. Joe asked if any other studies were planned that could include GFI. Phil will check with DOT (Department of Transportation) and MRPC (Montachusett Regional Planning Commission). It was suggested that Phil might also contact Karen Chapman from MRPC who worked with LAHT (Lancaster Affordable Housing Trust) on the 40R Study. Roy asked if the EDC (Economic Development Committee) had the status of North Lancaster's MEPA (Massachusetts Environmental Protection Act); Phil said no.

3. AUC Sale. (Lenay)  
No update.
4. In Lunenburg, 350,000 sq. ft. warehouse on Keating property (Becca)  
Becca reported that 420+ vehicle trips daily are estimated for this site.
5. “One North Central” study (George)  
George reported that this appears to be a good overview of the entire region; he will continue reviewing the report.
6. Regional traffic study (Phil)  
Will talk to MRPC about what mitigation could happen
7. DCAMM (Division of Capital Asset Management and Maintenance) (Old Girls’ School at Five Corners). (Joe)  
Joe has reached out to Select Board member Alix Turner and will meet with her next week regarding the current status. Phil asked him to ask about timelines and traffic concerns.
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.
9. Thrive marijuana facility in Shirley. Need someone to volunteer to explore.
10. Former Boy Scout building / Jeep dealership. Need someone to volunteer to explore.
11. Powell Sand & Gravel / PJ Keating future truck traffic. Need someone to volunteer to explore.

Other items not covered in the agenda:

Several residents brought up new requirements by the MBTA regarding development; it was agreed that more information is needed.

The Ad Hoc Committee for MOU with The Capital Group. Phil and Joe attended a recent meeting. There are questions about whether or not an MOU or MOA are enforceable, and if an MOU can define what can and cannot be built, if truck traffic can be controlled to minimize impact. Next meeting for this ad hoc group will be January 4.

Joe reported that at a recent ZBA (Zoning Board of Appeals) meeting, Kalon Farms appeared, looking to have outdoor entertainment and to serve beer. It was agreed that this should be added to the project list. Past issues were discussed. Roy reports that Russ Williston of the Planning Board sent out a questionnaire two months ago asking farms what could be done to help them with agritourism, but no responses have been received.

Dick Trussell asked the EDC to include development of the Maharishi property on the project list. Roy asked to include a proposed 40B development on Sterling Road (Goodrich property). Phil will send a copy of the list to the new Planning Director.

The next EDC meeting will be on January 13, 2022, at 7:00pm.

George moved to adjourn; Roy seconded. Phil Eugene, Aye; Joe D'Eramo, Aye; George Frantz, Aye; Roy Mirabito, Aye. Motion carried. Meeting adjourned at 8:01pm.

Respectfully submitted,

Ellen Doiron

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Phil Eugene, Chair  
Approved and accepted: