

Draft Report Outline: EDC to Select Board February xx, 2022

Inasmuch as the Economic Development Committee (EDC) was constituted in 2020 to provide information to the Select Board regarding the opportunities for economic development in Lancaster, we offer this first report on our activities.

Until recently, the committee's efforts have focused primarily on the proposed Capital Group development of the parcel behind McGovern Boulevard in North Lancaster. When the project was first submitted to the Planning Board in 2019, a major element of the project included a large auto auction and storage facility. EDC held open meetings involving the proponent on _____, and _____. There were a host of environmental concerns, primarily associated with the release of automotive fluids (gas, oil, brake fluid etc.) to the environment. Eventually, this element of the project was ruled out (include date). The next iteration of the project called for several large warehouses, the largest being approximately 1.4 million square feet, two or three smaller warehouses, assorted commercial and retail facilities, and a 40B housing development that would include approximately ___ residential units. We held several additional open meetings discussing the proposed zoning implications and received many resident comments about the project.

We need to report that the majority of the comments we received were against the Capital Group project. Judging from addresses, the majority of commentors appear to be from North Lancaster, and their concerns could be broken into a few major categories:

- Increased traffic – there were concerns from residents about the accuracy of the traffic impact study and the following peer review. Many expressed concern that the estimates were too low. Especially when considered alongside several other storage and distribution centers planned for Lancaster and the immediate vicinity, it appears that a regional traffic impact study is necessary.
- Environmental concerns – including noise, light pollution, increased air pollution (especially diesel truck emissions), impact on the ACEC and critical wildlife habitat
- Economic – some residents expressed the opinion that this development would decrease the value of their homes. The economic analysis done for the town by _____ was not able to comment on this.

On the positive side, the development projects tax revenues for the town amounting to two to three million dollars per year. (insert chart)

We held several meetings in conjunction with the Lancaster Affordable Housing Trust. Instead of a large 40B housing development, they were recommending a shift to a 40R status, which would have a much more advantageous effect on Lancaster's 40B status. (Brief synopsis

_____) In addition, there are financial incentives offered by the state for these programs. For a program creating 150 housing units, the incentives would look like this:

- Xzxzx
- xzxzx
- xzxzx

We have established the following list of projects with a potential for economic impacts for Lancaster:

1. N Lancaster, Capital Group Status Monitor: Phil E. upcoming Capital group Presentations January 12 and February 9 at 6PM web site: <https://thelandinglancaster.com/>
2. GFI (696 Fort Pond Rd., Chisholm Property) Status Monitor Phil E. FIA Fiscal Impact study (RKG) Authorized by GFI
3. Atlantic Union College sale Status Monitor: Lenay Y.
4. Lunenburg, 1263 Reservoir Rd. (Traffic Impact) Status Monitor: Rebecca Y.
5. One North Central (26 Town regional study Plan for development, Plan is on the EDC Web page) Status Monitor: George Frantz
6. Possible Regional Traffic study (Funding and study plan) Status Monitor: Phil E.
7. DCAM Status Monitor: Joe D.
8. Unified Packaging (Old Rockport) building Status Monitor: ??
9. Shirley Rd "Thrive" Pot store Status Monitor: ??
10. Old Boy Scout building to a "Jeep Dealer Ship" Status Monitor: ??
11. Powell sand and gravel, Keating trucking traffic Status Monitor: ?? [Type here]
12. Kalon Farms Status Monitor: ??
13. Proposed 40B on sterling Rd. "Goodrich" project Status Monitor: ??
14. Maharishi Health Center (George Hill Rd) Status Monitor: ?

We will begin accumulating information on these projects, and will provide updates to the Select Board periodically (probably quarterly).

In addition, One of our local residents offered some suggestions, including working proactively to encourage businesses to consider operating in Lancaster. (We will discuss this at our next meeting.)