

Lancaster Economic Development Project List

revised: Jan 13, 2022

revised: Jan 26, 2021

revised: March 9, 2022

Major Development areas

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/>
Memorandum of understanding Material Moved to the EDC Town Web Page
3/9/2022: Meeting to discuss Memorandum of Understanding with Capital Group scheduled for March 15 at 6pm, see town Calendar
2. GFI (696 Fort Pond Rd., Chisholm Property)
Status Monitor Phil E.
FIA Fiscal Impact study (RKG) Authorized by GFI
Copy of the RKG FIA report for the Fort Pond Dev moved to the EDC Town Web Page
3/9/2022: No updates
3. Atlantic Union College sale
Status Monitor: Lenay Y.
1/13 attempt to contact Jillian Walker – Calls not returned
1/26/2022: 137, 157,159 George Hill properties Sold. Contact name David Hegarty(?)
Rumor AUC has been sold
3/9/2022: No updates
4. Lunenburg, 1263 Reservoir Rd. (Traffic Impact)
Status Monitor: Rebecca Y.
1/13 Traffic report Available.
1/26/2022: Traffic report move to the EDC town web page
3/9/2022: Suggestion by Glenn F. to Route traffic to the West, Traffic is a concern
5. One North Central (26 Town regional study Plan for development, Plan is on the EDC Web page)
Status Monitor: George Frantz
1/13 Report seems to several years old
1/13 4 Areas Highlighted Jobs, Logistics, Tourism, and Health
Area posed for expansion, Location and Traffic

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Low expenses

Note for concern: Regional Traffic

EPA Logistic Study

1/26 No updates

3/9/2022: No updates

George F mentioned that an article in the Worcester T & G said Brick and Motor stores are on the decline and Warehousing is growing

6. Possible Regional Traffic study (Funding and study plan)

Status Monitor: Phil E.

1/26/2022 no Change

3/9/2022 no Change

7. DCAM

Status Monitor: Joe D.

1/13 78 Acres

Older building not habitable

6 month meet the reps and review

State Next project remove power plant and contamination

Possible 40 R location 160 units, Historical Museum, Food Coop

Water issues, Location and ground water contamination

Possible location for new Nashoba High School, Joe Gleason

1/26/2022 Better way to engage, need to reach out

3/9/2022 Update: State wants the Town to purchase the property.

This requires an Article by the Select Board and town Vote.

Question came up on who pays for it and the arrangements with a developer.

8. Unified Packaging (Old Rockport) building

Status Monitor: ??

1/29 Review indicated Environmental Concerns. Discussion put off till spring for Future analysis

3/9/2022 Continuing Public hearing. Questions regarding the size of the driveway

If Vernal Pool are present, Stormwater mitigation

Environmental and Planning Board issues.

9. Shirley Rd "Thrive" Pot store

Status Monitor: ??

1/26/2022 Rebecca to look into

3/9/2022 Project approved, 36,000 sf building going up. 2022 Start retail operation,

2023 Growing building to be built.

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10. Old Boy Scout building to a “Jeep Dealer Ship”

Status Monitor: ??

5-year Building Moratorium

1/26/2022 no change

3/9/2022 no updates

11. Powell sand and gravel, Keating trucking traffic

Status Monitor: ??

1/26/2022 No change

3/9/2022 Select Board: 10 month Renewal License, Increasing business, Select Board looking to have a fence built around the perimeter

12. Kalon Farms

Status Monitor: ??

1/13 Some additional uses allowed

Owner applying for Variances

1/26/2022 Roy comment that there is question if Kalon is really a “farm”
possible change of Zoning, Needs variance to hold Venues

3/9/2022 Planning Board: need a rezone or Variances

Owners not cooperative

ZBA declined 2 requests for variances

Kalon Farms wants large event permits, in review/consideration

Planning board presented an Agrotourism proposal, Agricultural Commission not in Favor if it

Joe D mentioned Select Board needs to approve large events,

Kalon traffic estimates are not reasonable

Land currently residentially zoned (no restaurants or Music)

Roy M. Issues: zoning, Building Issues, Arg Comm: Kalon is not a Farm

13. Proposed 40B on sterling Rd. “Goodrich” project

Status Monitor: ??

1/26/2022 not update

3/9/2022 Needs Studies, Still in court

Joe D. agreed

Roy M Next to Wood factory, Environmental Justice

Project would prevent recharge of wetlands

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14. Harthorne Hill (formerly Maharishi Health Center) (George Hill Rd)

Status Monitor: ??

1/13 Property Sold (\$2m) to Who?

1/26/2022 No update

3/9/2022 George F sold as a residence

Joe D. Some rooms to be reneted

Contact individual would be responsible for getting Status and coordinating presentations as needed

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