



**LANCASTER SELECT BOARD**  
**Regular Meeting Agenda**  
**Prescott Building – Nashaway Room & ZOOM**  
**Monday, December 4, 2023**  
**6:00 P.M.**

*In accordance with the Open Meeting Law, please be advised that this meeting is being recorded and broadcast over Sterling-Lancaster Community TV*

**I. CALL TO ORDER**

Chair Stephen J. Kerrigan will call the meeting to Order at 6:00 P.M. in the Nashaway Room, located on the second floor of the Prescott Building, 701 Main Street, Lancaster, MA. Members of the public are welcome to attend this in-person or by the remote zoom connection which is provided as a courtesy. Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Topic: Select Board Meeting

Time: Dec 4, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNDVDI0NmdBMkdYdz09>

Meeting ID: 896 8975 5890

Passcode: 167357

One tap mobile

+16465588656,,89689755890#,,,,\*167357# US (New York)

+16469313860,,89689755890#,,,,\*167357# US

Find your local number: <https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNDVDI0NmdBMkdYdz09>

Residents Have the Ability to Ask Questions via ZOOM.

**II. APPROVAL OF MEETING MINUTES**

Review and take action on the Select Board's Meeting Minutes: November 20, 2023.

**III. SCHEDULED APPEARANCES & PUBLIC HEARINGS**

**1. 6:05 PM Petition for Joint Meeting or Identical Pole Locations**

Under the provisions of Chapter 166, Section 22 of the General Laws, and any additions thereto or amendments thereof, a Public Hearing is scheduled for Monday December 4, 2023 at 6:05 pm in the Nashaway Meeting Room located on the second floor of the Prescott Building, 701 Main Street, Lancaster, MA and Zoom <https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNDVDI0NmdBMkdYdz09> to consider a petition submitted by Massachusetts Electric Company dba National Grid and Verizon New England, Inc., requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way



**LANCASTER SELECT BOARD**  
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Harvard Road – National Grid to install 1 JO Pole on Harvard Road beginning at a point approximately 0 feet east of the centerline of the intersection of Route 70 and continuing approximately 190 feet in an east direction. Installing 1 JO Pole #0-75 approximately 190 feet from the intersection of Route 70.

**2. 6:15 PM                      Notice of Public Hearing – Tax Classification for Fiscal Year 2024**

In accordance with G.L. c.40, §56, the Select Board will conduct a Public Hearing on the question of adoption of percentages of the total tax levy to be borne by each class of real property (residential, commercial, industrial, open space) and personal property for Fiscal Year 2024. The Hearing will be held as a hybrid meeting and by Zoom <https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNDVDI0NmdBMkdYdz09> on Monday, December 4, 2023 at 6:15 P.M. All interested parties are invited to attend and be heard.

**3. Government Study Committee – Update relative to tasks, timeline, and deliverables.**

**IV. PUBLIC COMMENT**

*Opportunity for the public to address their concerns, make comments, offer suggestions, or ask questions.*

**V. ADMINISTRATION, BUDGET, AND POLICY (Vote may be taken)**

Proposed Amendment to October 2022 MOA between *Town of Lancaster* and *702, LLC*.

**VI. LICENSES AND PERMITS -**

I. Review and take action on the following ABCC licenses for 2024

Michael's Bridge Diner – Retail License to Sell Wine & Malt and Common Victualler License

II. Review and take action on the following 2024 Renewal License Applications

1. Cumberland Farms – Common Victualler

2. Dunkin Donuts – Common Victualler

3. Kimball Farms – Common Victualler

4. Trolley Stop – Common Victualler

5. Sandee's Restaurant – Common Victualler

6. Murphy's Hot Dog Truck – Lunch Cart License

7. Sterling National Country Club – Dispensing Food or Beverages to Members & Guest of Clubs

8. Crawford Truck Sales, Inc. – Class II

9. F.J.S. Auto, Inc. – Class II

10. Nationwide Auto Recycling, Inc. – Class III and Collector & Dealer of Junk

11. JC Madigan – Class I

12. RBI Motors – Class II



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13. Ron Bouchard Auto Sales, Inc. - Honda – Class I and Class II
14. Ron Bouchard Dodge, LLC – KIA – Class I and Class II
15. Ron Bouchard Auto Sales, Inc. - Nissan – Class I and Class II
16. Route 117 Used Auto Parts, Inc. – Class II, Class III, and Collector & Dealer of Junk

**VII. EXECUTIVE SESSION (7:00 PM)**

- (1) Discussion with Counsel regarding the investigation of charges of criminal misconduct and filing of criminal complaints pursuant to G.L. c. 30A, s. 21(a)(5), (7), and Suffolk Construction v. DCAM, 449 Mass. 444 (2007); and
- (2) Discussion with Counsel regarding strategy with respect to litigation in the matters of (a) King vs. Town of Lancaster and (b) threatened litigation against the Town by Heather Lennon, pursuant to Section 21(a)(3), (7) and Suffolk Construction v. DCAM, 449 Mass. 444 (2007).

**VIII. COMMUNICATIONS**

- Select Board next meeting will be held on Monday, December 18, 2023
- Miscellaneous Correspondence & Memorandums

**IX. ADJOURNMENT**

## APPROVAL OF MEETING MINUTES

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**LANCASTER SELECT BOARD  
Regular Meeting Minutes  
of Monday, November 20, 2023, 6:00 P.M.  
Prescott Building – Nashaway Room and ZOOM**

**ZOOM: <https://us02web.zoom.us/j/82848467259>**

**Meeting ID 828 4846 7259**

**I. CALL TO ORDER**

Select Board Chair Stephen Kerrigan called the meeting to order at 6:00PM and advised that the meeting was being recorded and broadcast via Sterling-Lancaster Cable Television.

*Additional materials for Select Board meetings are available at <https://www.ci.lancaster.ma.us/administration-select-board> > Meeting Materials.*

Roll call vote taken, Jason A. Allison, present, Alexandra W. Turner, present, Stephen J. Kerrigan, present. Also present, Kate Hodges, Town Administrator.

**I. APPROVAL OF MEETING MINUTES**

Ms. Turner moved to accept the minutes of the November 6, 2023 meeting; Mr. Allison seconded the motion. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed. [3-0-0].*

**III. SCHEDULED APPEARANCES & PUBLIC HEARINGS - NONE**

**IV. BOARDS, COMMITTEES, AND DEPARTMENT REPORTS - NONE**

**V. PUBLIC COMMENT**

*Opportunity for the public to address their concerns, make comments, offer suggestions, or ask questions.*

Mr. Kerrigan recognized Anne Ogilvie, 4 Turner Lane, noting that he had sent her an email prior to the meeting. Ms. Ogilvie talked about an amendment to the North Lancaster MOU and asked the Town to investigate mining in the McGovern Boulevard area.

## **VI. TOWN ADMINISTRATOR REPORT**

### **1. Division of Capital Asset Management and Maintenance (DCAMM) Next Steps**

#### **- Public Input – Process and Time Proposal**

Ms. Hodges stated that she was looking for guidance from the Board on how to best involve the public in the DCAMM discussion. She suggested that she might visit any Board or Committee that might be involved with the DCAMM property to give them a presentation and to seek input. She also suggested that the Board consider public forums at different times of day, to be most inclusive, at a variety of different locations. Ms. Turner agrees and would like to see a large meeting with all boards and committees, like a “working group.” She suggested that somewhere warm with good acoustics, such as the school, would be a good idea. Mr. Allison would prefer a couple of smaller forums. Mr. Kerrigan would endorse Ms. Hodges’ idea of going to individual meetings and then having a general presentation. Ms. Hodges will proceed and will include additional information in the meeting materials packet for the next regular meeting.

## **VII. ADMINISTRATION, BUDGET, AND POLICY**

### **1. Budget Review - FY25 Financial Outlook and Capital Budget**

Mr. Kerrigan reported that the Joint Meeting with the Finance Committee last Saturday went well, extending thanks to Ms. Hodges and staff. Ms. Hodges reported that gap to balance the budget is currently about \$55,000.

### **2. Memorandum of Understanding (MOU) Amendment Update**

During The Capital Group’s MEPA review, it was agreed that The Capital Group might turn over the entire parcel of land covered in the MOU, rather than in pieces as was originally agreed. Ms. Turner had a number of questions, including whether the 40B application had been revoked, and whether an ANR would be done. She also asked if, since the document requires a “letter of zoning,” what that would entail. It was clarified that no additional mining is going on; some previously mined materials are being mixed. Ms. Hodges asked Ms. Turner to write her questions so that they can best be accurately relayed to appropriate parties. Ms. Hodges asked if questions, from anyone, could be received by next Tuesday, in order to be discussed at the December 4 meeting. It was decided that the deadline for submitting questions from Board members would be Monday, November 27, and from the public on Tuesday, November 28. Ms. Turner asked if, since the MOU is being re-opened, if the limits on arbitration vs. mediation could be revisited. Mr. Kerrigan thought not, that it would set a bad precedent for signing contracts going forward.

Ms. Turner expressed concern about possible legal status of the companies that own or have owned the North Lancaster parcel in question. Mr. Kerrigan cautioned that the Select

Board could and should only deal with the contract's signatories, and that any change to status of the ownership of the parcel in question is not open to discussion by the Board.

**3. Accounting/Budget Software (tabled from Select Board Meeting 10.2.23 (Turner))**

Ms. Turner asked to remove this as an open item.

**4. Update/Review Town-Wide Fees (tabled from Select Board Meeting 10.2.23 (Turner))**

Ms. Turner will bring this topic back to the Board in January, specifically around Entertainment events and Earth Products removal.

**5. Update on Historical Commission Office Inventory (Allison) \*taken up as last agenda item\***

Mr. Allison moved for the Board to enter into Executive Session, under MGL Chapter 30a, Section 21(a)5, to investigate charges of criminal misconduct and to consider the following criminal complaints, and to reconvene into Open Session for a vote to be taken. Ms. Turner seconded the motion for discussion.

Ms. Turner stated that she thought that under Open Meeting Law that Executive Sessions needed to be posted. Mr. Allison stated that first, it was unforeseen and therefore could not have been posted, and secondly, that it was an update to an existing, and correctly posted, agenda. Mr. Kerrigan stated that he has spoken to Town Counsel, that he does not believe that it is an emergency and therefore does not pass the test to enter into Executive Session at this meeting; he believes that it could be included on the December 4 agenda. Therefore, he will not vote to enter into Executive Session. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, No; Stephen J. Kerrigan, No. Motion failed. [1-2-0].*

Mr. Allison thanked the current members of the Historical Commission. Mr. Allison stated that he was going to read information regarding findings of inventory of the Historic Commission. Mr. Kerrigan stated that he objected strenuously to Mr. Allison's reading of this, stating that it put the Town in a difficult legal position. He urged Mr. Allison to table this until December 4, stating that reading this could impact pending litigation.

**VIII. APPOINTMENTS & RESIGNATION NOTIFICATIONS (Resignation votes not needed)**

**Resignations**

Community Preservation Act Committee – Shawn Winsor

Mr. Kerrigan thanked Mr. Winsor for his service to the above referenced committee.

**IX. LICENSES AND PERMITS - NONE**

Special (One Day) Liquor License Application  
Organization: Lancaster PTO  
Event: Art and Vendor air (PTO Fundraiser)  
Event Date and Time: December 2, 2023, from 12pm-4pm  
Location: Lancaster Community Center, 39 Harvard Road

Ms. Turner moved to approve the application for a Special (One Day) Liquor License for the Lancaster PTO for their Art and Vendor Fair, a PTO Fundraiser, on December 2, 2023, from 12pm to 4pm, at the Lancaster Community Center, 39 Harvard Road. Mr. Allison seconded the motion. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed; meeting adjourned. [3-0-0].*

**X. COMMUNICATIONS**

- Town Offices will be closed on Thursday, November 23<sup>rd</sup> and Friday, November 24<sup>th</sup> in observance of Thanksgiving.
- Next Select Board meetings will be held on Monday, December 4, 2023, and Monday, December 18, 2023, both starting at 6:00 PM.
- Affordable Housing Trust
- Miscellaneous Correspondence and Memorandums

**XI. NEW BUSINESS – Unforeseen by the Board**

**XII. ADJOURNMENT**

Ms. Turner moved to adjourn the meeting; Mr. Kerrigan seconded the motion. *Vote taken, Jason A. Allison, Aye; Alexandra W. Turner, Aye; Stephen J. Kerrigan, Aye. Motion passed; meeting adjourned. [3-0-0].*

Respectfully submitted,

Kathleen Rocco  
Executive Assistant

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Alexandra W. Turner, Clerk



## **SCHEDULED APPEARANCES & PUBLIC HEARINGS**

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**TOWN OF LANCASTER**  
**OFFICE OF THE**  
**SELECT BOARD**

*Stephen J. Kerrigan, Chairman*  
*Alexandra W. Turner, Clerk*  
*Jason A. Allison, Member*

*Kate Hodges, Town Administrator*  
*Kathleen A. Rocco, Executive Assistant*

**MEMORANDUM**

**TO:** BOARD OF APPEALS, BOARD OF ASSESSORS, BOARD OF HEALTH, BUILDING COMMISSIONER, COLLECTOR-TREASURER, CONSERVATION COMMISSION, DEPARTMENT OF PUBLIC WORKS, FIRE DEPARTMENT, PLANNING BOARD, POLICE DEPARTMENT, TOWN CLERK

**FROM:** Kathleen Rocco, Executive Assistant

**CC:** Select Board & Kate Hodges, Town Administrator

**DATE:** November 8, 2023

**RE:** *Notice of Public Hearing – National Grid & Verizon Petition for Joint or Identical Pole Locations – Harvard Road*

The Board is in the process of reviewing National Grid & Verizon New England, Inc.'s Petition for the above referenced. Our office would appreciate your cooperation by assisting us in this process. Attached please find the following:

- National Grid & Verizon Petition for Joint or Identical Pole Locations: Harvard Road;
- Petition Sketch;
- Town of Lancaster Notice of Public Hearing; and
- Department Comment Sheet.

Please complete the Department Comment Form, with any comments you feel appropriate on said Petition.

Please return the form(s) to the Select Board's Office **no later than Wednesday November 27, 2023**

Thank you for your assistance in this matter.

Enclosures

Questions contact – Javier Morales 508-860-6270

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the Board of Selectmen  
Of Lancaster, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Harvard Rd - National Grid to install 1 JO Pole on Harvard Rd beginning at a point approximately 0 feet east of the centerline of the intersection of Route 70 and continuing approximately 190' feet in an east direction. Installing 1 JO Pole #0-75 approximately 190' from the intersection of Route 70.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Harvard Rd - Lancaster - Massachusetts.

No. 30791950 October 27, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a  
NATIONAL GRID *Pat Shea*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.  
BY \_\_\_\_\_  
Manager / Right of Way



**TOWN OF LANCASTER**  
**SELECT BOARD**

**DEPARTMENT COMMENT FORM**

DEPARTMENT/BOARD NAME: ASSESSORS/BOARD OF ASSESSORS

Applicant: National Grid and Verizon New England, Inc.

Requests: Permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixture, along and across the following public way:

Harvard Road – National Grid to install 1 JO Pole on Harvard Road beginning at a point approximately 0 feet east of the centerline of the intersection of Route 70 and continuing approximately 190 feet in an east direction. Installing 1 JO Pole #0-75 approximately 190 feet from the intersection of Route 70.

Location: Harvard Road

COMMENTS: NO COMMENTS

DATE: November 14, 2023

  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**



**TOWN OF LANCASTER**  
**SELECT BOARD**

**DEPARTMENT COMMENT FORM**

DEPARTMENT/BOARD NAME: DPW

Applicant: National Grid and Verizon New England, Inc.

Requests: Permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixture, along and across the following public way:

Harvard Road – National Grid to install 1 JO Pole on Harvard Road beginning at a point approximately 0 feet east of the centerline of the intersection of Route 70 and continuing approximately 190 feet in an east direction. Installing 1 JO Pole #0-75 approximately 190 feet from the intersection of Route 70.

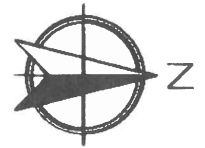
Location: Harvard Road

COMMENTS: None

DATE: 11/8/23

Kevin A. Bartlett  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**



Route 70

NGRID petition request approval for a grant of location to install 1-JO pole #0-75 approximately 190' east of the intersection with Rt 70.

190'



P0-75



Harvard Rd

P0-77



16 Harvard Rd

LEGEND

-  Proposed SO Pole
-  Proposed JO Pole

DRAWING NOT TO SCALE DISTANCES ARE APPROXIMATE

PETITION

LANCASTER

MASS

Petition To The Town of Lancaster

Date: 10/26/23  
 Designer: J Morales  
 Work Request: 30791950

grid  
 & Verizon New England, INC



**TOWN OF LANCASTER  
NOTICE OF PUBLIC HEARING  
PETITION FOR JOINT OR IDENTICAL POLE  
LOCATIONS**

**TO WHOM IT MAY CONCERN AS INTERESTED PARTY  
OR AN ABUTTER OF RECORD:**

Under the provisions of Chapter 166, Section 22 of the General Laws, and any additions thereto or amendments thereof, a Public Hearing is scheduled for **Monday December 4, 2023 at 6:05 pm in the Nashaway Meeting Room located on the second floor of the Prescott Building, 701 Main Street, Lancaster, MA and Zoom**

<https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNdVDI0NmdBMkdYdz09>

to consider a petition submitted by Massachusetts Electric Company dba National Grid and Verizon New England, Inc., requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Harvard Road – National Grid to install 1 JO Pole on Harvard Road beginning at a point approximately 0 feet east of the centerline of the intersection of Route 70 and continuing approximately 190 feet in an east direction. Installing 1 JO Pole #0-75 approximately 190 feet from the intersection of Route 70.

**LANCASTER SELECT BOARD**



NOTICE OF PUBLIC HEARING  
TOWN OF LANCASTER  
TAX CLASSIFICATION

In accordance with G.L. c.40, §56, the Select Board will conduct a Public Hearing on the question of adoption of percentages of the total tax levy to be borne by each class of real property (residential, commercial, industrial, open space) and personal property for Fiscal Year 2024. The Hearing will be held as a hybrid meeting and by Zoom Meeting <https://us02web.zoom.us/j/89689755890?pwd=am9wRzRCOFR2dTNDVDI0NmdBMkdYdz09> on Monday, December 4, 2023 at 6:15 P.M. All interested parties are invited to attend and be heard.

SELECT BOARD OF LANCASTER  
Stephen J. Kerrigan, Chairman  
Alexandra W. Turner, Clerk  
Jason A. Allison, Member



Fiscal Year 2024  
**Tax Classification Hearing**

December 4, 2023



**Lancaster Board of Assessors**

Michael Burke Sr., Chairman

Debra Sanders, Member

Kristen Fox, Member

Bobbi-Jo Williams, Principal Assessor

Adam Quigley, Assistant Assessor

David Manzello, Regional Tax Assessor

## **Introduction**

Each year, prior to the mailing of 3<sup>rd</sup> quarter tax billings, the Board of Selectmen holds a public hearing to determine the percentage of the town's property tax levy to be borne by each major property class. This responsibility and procedure are described in Chapter 40, Section 56 of the Massachusetts General Laws.

The steps in completing the Classification Hearing are outlined below. Also provided is information about the levy, property assessments, and recommendations made by the Board of Assessors.

## **Steps in Setting Tax Rates**

### **Pre-classification Hearing Steps**

- |   |                  |
|---|------------------|
| Step 1: Determination of the property tax levy      | (Budget Process) |
| Step 2: Determine assessed valuations               | (Assessors)      |
| Step 3: Tabulate assessed valuations by class       | (Assessors)      |
| Step 4: Obtain DOR value certification              | (Assessors)      |
| Step 5: Obtain certification of new growth revenues | (Assessors)      |

### **Classification Hearing Steps**

- |  |                         |
|--|-------------------------|
| Step 6: Classification hearing presentation  | (Assessors & Selectmen) |
| Step 7: Review and discuss tax shift options | (Selectmen)             |
| Step 8: Voting a tax shift factor            | (Selectmen)             |

### **Post Classification Hearing Steps**

- |   |             |
|---|-------------|
| Step 9: Sign the LA-5 Classification Form               | (Selectmen) |
| Step 10: Send annual recap to DOR for tax rate approval | (Assessors) |
| Step 11: Obtain DOR approval of tax rates               | (DOR)       |

## Terminology

The following are definitions of the terms frequently used in the discussion of tax rates.

**Levy:** The tax levy (or levy) is the amount of property taxes to be raised. The levy amount is determined by the budget. The total amount of the approved budget less revenues from other sources like motor vehicle excise, municipal fees, and state aid is the amount to be raised from property taxation. **In Lancaster, the FY2024 actual levy to be raised is estimated to be \$24,056,507.08. This represents a 9.04% increase over last year's levy of \$22,061,020.63.**

**Levy Ceiling:** The levy ceiling is 2.5 percent of the full value of the town. Based on the Lancaster aggregate valuation of **\$1,377,806,820**, the town cannot levy taxes in excess of **\$34,445,171**.

**New Growth Revenue:** Property taxes derived from newly taxable properties like new construction, additions, renovations, subdivisions, and personal property. **Fiscal year 2024 new growth revenues of \$191,532 have been certified by the Department of Revenue.**

**Levy Limit:** Is calculated by adding 2.5 percent of the previous year's levy limit plus new growth revenue for the present fiscal year to last year's levy limit. Exceeding the levy limit requires an override of Proposition 2 ½, capital expenditure exclusion or excluded debt. **The maximum allowable levy limit for fiscal year 2024 is \$24,063,723.**

**Excess Levy Capacity:** Excess levy capacity is the difference between the levy and the levy limit.

### The Fiscal Year 2024 Levy Limit and Amount to be Raised

The following is a calculation of Lancaster's estimated levy for fiscal year 2024

Fiscal year 2023 levy	21,150,844
Levy increase allowed under Prop. 2 ½	528,771
New growth revenue	191,532
Override	1,200,000
Fiscal year 2024 levy limit	23,071,147
Debt excluded under Prop. 2 ½	992,576
<b>Maximum Levy (rounded by tax rate)</b>	<b>24,063,723</b>
Levy ceiling	34,445,171
Excess Levy Capacity	7,215.92

### Valuations by Class Before Tax Shift

<u>Major Property Class</u>	<u>Valuation</u>	<u>Percent</u>	<u>Res vs CIP%</u>	<u>Prior FY %</u>
Residential	1,199,994,151	87.0945	87.0945	86.8250
Commercial	89,165,816	6.4716		
Industrial	45,312,133	3.2887	12.9055	13.175
Personal Property	43,334,720	3.1452		
TOTAL	1,377,806,820	100	100	100

**ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2023**

**Fiscal Year 2024**

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	2,110	1,031,299,200				
102	151	47,804,900				
MISC 103,108	35	27,915,500				
104	69	27,687,000				
105	27	15,777,900				
111-125	24	15,633,800				
130-32,106	385	22,004,100				
200-231	0		0			
300-393	103			84,784,800		
400-442	46				42,470,200	
450-452	3				1,792,800	
CH 61 LAND	1	6	0	23,336		
CH 61A LAND	20	25	0	349,164		
CH 61B LAND	2	2	0	379,500		
012-043	8	11,871,751	0	3,629,016	1,049,133	
501	30					1,502,170
502	58					8,336,080
503	0					0
504	3					17,735,500
505	2					3,209,200
506	1					2,242,600
508	4					830,470
550-552	7					9,478,700
<b>TOTALS</b>	<b>3,122</b>	<b>1,199,994,151</b>	<b>0</b>	<b>89,165,816</b>	<b>45,312,133</b>	<b>43,934,720</b>
<b>Real and Personal Property Total Value</b>						<b>1,377,806,820</b>
<b>Exempt Parcel Count &amp; Value</b>						<b>214 183,235,900</b>

## Shifting the Tax Burden

Municipalities with a large commercial/industrial tax base often see fit to shift the tax burden to help maintain lower residential taxes. Lancaster, like most small Massachusetts towns, has in the past chosen not to shift taxes, and keep the Residential and C I P factors to 1.00.

The goal of recent classification hearings has been to maintain a uniform tax rate across all classes of property. The Board of Assessors recommends that the Selectmen continue this practice.

## Tax Rates

Based on the above shift factors, the Board of Assessors has calculated the following tax rate needed to raise the tax levy:

Property Class	FY2024	FY2023
Residential	17.46	17.19
Commercial	17.46	17.19
Industrial	17.46	17.19
Personal Property	17.46	17.19

\*Note that the fiscal year 2024 rate is an estimate and may change upon Department of Revenue review.

## Tax Impacts

Fiscal year 2024 Single Family residential valuations have increased approximately 7% from last year, reflecting an aggressive seller's real estate market.

The average residential tax bill calculation will change as follows:

Share Percentages							Levy Amounts					Tax Rate				Average Bills	
CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET	Single Family	Com/Ind
1.0100	0.9985	86.9654	6.5363	3.3216	3.1767	100.0000	20,920,848	1,572,409	799,058	764,192	24,056,507	17.43	17.63	17.63	17.63	\$8,519.78	\$15,057.78
1.1000	0.9852	85.8040	7.1188	3.6176	3.4597	100.0000	20,641,434	1,712,525	870,261	832,288	24,056,507	17.20	19.21	19.21	19.21	\$8,407.36	\$16,407.26
1.2500	0.9630	83.8681	8.0895	4.1109	3.9315	100.0000	20,175,742	1,946,051	988,933	945,782	24,056,508	16.81	21.83	21.82	21.83	\$8,216.73	\$18,645.00
1.3900	0.9422	82.0614	8.9955	4.5713	4.3718	100.0000	19,741,097	2,164,009	1,099,693	1,051,709	24,056,508	16.45	24.27	24.27	24.27	\$8,040.76	\$20,729.01
1.5000	0.9259	80.6418	9.7074	4.9331	4.7178	100.0000	19,399,590	2,335,261	1,186,720	1,134,938	24,056,509	16.17	26.19	26.19	26.19	\$7,903.90	\$22,368.88
																\$488,800.00	\$854,100.00

A 39% shift to CIP would be needed to result in just a 2.5% increase to the average single family tax bill. CIP Shifts also effect Chapter 61 properties which include farms, recreational, and forested lands, historically Lancaster has been pro right to farm.

Avg Single Family	Value	Tax Rate	Taxes	Change
FY 2024	488,800	17.46	\$8,534.45	\$692.37
FY 2023	456,200	17.19	\$7,842.08	8.83%

## Recommendations

The Board of Assessors recommends that the Board of Selectmen adopt a residential shift factor of 1.0000 with a corresponding CIP factor of 1.0000, thereby maintaining the relative shares of overall tax burden borne by the residential property owners in past years. **Based on the above assumptions a single tax rate of \$17.46/\$1000 would be classified for all property classifications. Levying the amount of \$24,056,507.08 with excess levy capacity in the amount of \$7,215.92.**

**Voting a Tax Shift Factor-** (Selectman to read below verbiage at meeting)

The Lancaster Board of Selectmen votes in accordance with M.G.L., Ch. 40, Sec. 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2024 tax rates and set the Residential Factor at 1.000, with a corresponding CIP shift of 1.000, pending certification of the Town's annual tax recap by the Massachusetts Department of Revenue.

## PUBLIC COMMENTS

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## **ADMINISTRATION, BUDGET AND POLICY**

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## **FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT**

**THIS FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT** (this “**Amendment**”) is dated and made as of ~~November~~ ~~October~~ \_\_\_ 2023, by and between the Town of Lancaster, acting by and through its Select Board, (the “Town”), ~~and~~ 702, LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts with an address of 259 Turnpike Road, Suite 100 Southborough, MA 01772 (the “Owner”), ~~and North Lancaster LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts with an address of 1340 Lunenburg Road, Lancaster MA.~~

**WHEREAS**, the Town and Owner entered into that certain Memorandum of Agreement, dated as of November , 2022, and executed by all parties on November 14, 2022 (the “**Original Agreement**”), with respect to the development and future use of the Property more particularly described in the Original Agreement, a duly executed copy of which is attached hereto as **Amendment Exhibit 1**; and

~~**WHEREAS**, certain zoning amendments, necessary for the commencement of the permitting process for the Enterprise Project, as contemplated by the Original Agreement, encountered significant delay in approval by the Attorney General of the Commonwealth, resulting in an adverse impact in development to the Owner and an inordinate delay in the conveyance of land to the Town; and~~

**WHEREAS**, the Town and Owner wish to amend certain terms of the Original Agreement which pertain only to the Town and Owner, ~~to (i) clarify so as to equitably address the adverse impacts that interest rates and economic conditions that had on the marketing of industrial uses in the area, that the approval delay has caused, such~~ that upon consummation of this Amendment the Enterprise Project Site, as delineated in the Original Agreement, may ~~be~~ continued to be utilized by Owner for the purposes hereinafter set forth, ~~and (ii) thereby providing Owner the incentive to accelerate the conveyance of all land to be conveyed to the Town as set forth herein, upon satisfaction of the conditions agreed to herein below.~~

**NOW, THEREFORE**, in consideration of good and valuable consideration, the mutual receipt and legal sufficiency of which are hereby acknowledged, the Town and Owner agree as follows:

1. **Incorporation of Preamble and Recitals.** The preamble and recitals to this Amendment are incorporated herein by reference and made a part of this Amendment.
2. **Defined Terms.** All capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Original Agreement.
3. **Effective Date.** The Effective Date of this Amendment shall be that date on which the last party executes the same.
4. **The Original Agreement; Certain Defined Terms.** All references in the Original Agreement to “this Agreement” or words of similar import shall be deemed to be the Original Agreement *as amended by this Amendment* unless the context requires otherwise.



5. **No Other Modifications; Continued Force and Effect.** This Amendment may not be amended, modified or otherwise changed without the mutual agreement in writing of the parties hereto. The Town and Owner ratify and confirm the Original Agreement and acknowledge and agree that, as amended by this Amendment, the Original Agreement is binding and is and remains unchanged and in full force and effect. In the event of a conflict between the terms of the Original Agreement and this Amendment, the terms of this Amendment shall control.

6. **Specific Acknowledgements and Amendments**

6.a The parties acknowledge and confirm that the deed to Assessor's Parcel 14-15 as required by Section 6.1 of the Original Agreement has been delivered to the Town and that the Owner's obligation thereunder has been satisfied and completed.

6.b Sections 6.2, 6.3 and 6.4 of the Original Agreement are hereby deleted in their entirety and replaced with the following:

~~“6.2 Conveyance of Additional Land: Upon delivery to Owner Within five (5) days following the receipt by Owner of the zoning determination letter as provided below, Owner, shall simultaneously agree to deliver to the Town a Quitclaim Deed executed by North Lancaster, LLC (or the current record owner of the property) conveying title, free and clear of any encumbrances, liens, or liabilities not specifically set forth herein, to the the land identified on Exhibit L (Land Transfer Plan”) of the Original Agreement, (a copy of which Exhibit L is attached hereto as Amendment Exhibit 2), as Parcel 2, Parcel 3 and Parcel 4 (said parcels being current Assessor's Parcel 19-11) containing +/- 72.7 acres, to the Town by single deed as a single Parcel, without reference to the ANR Plan specified in the Original Agreement which the parties each acknowledge has not been prepared. A draft copy of the proposed Deed to be provided to the Town is attached hereto as Amendment Exhibit 3. The parties shall deliver the zoning determination and the deed simultaneously, within five (5) days following execution of this amendment.~~

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Commented [CH1]: Parcel is owned by North Lancaster LLC per deed at Book 59673, Page 25 Please explain how this conveyance will occur.

~~The zoning determination letter original Deed shall be held in Escrow by Owner's Counsel and delivered to the Town to be recorded, following written confirmation by the Building Inspector (“zoning determination letter) shall provide the opinion of the Town Building Commissioner that in form and substance satisfactory to Owner, that the continued and future use of Owners Land within the re-zoned Enterprise Zoning District, as such district was expanded and approved by Town Meeting \_\_\_\_\_ on and the Attorney General on \_\_\_\_\_, as such use is defined hereinbelow, is a use specifically allowed under the Lancaster Zoning Bylaw.~~

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*The processing of earth materials together with ancillary activities including the installation, use, relocation, and maintenance of improvements; parking areas, parking and storage of heavy equipment, and the importation and stockpiling of earth materials or products transported to the site. No earth removal of existing materials currently located on the Premises is permitted.*

*Additionally, the zoning determination letter shall affirm that the Owner or occupant may erect and maintain a sign consistent in size, shape, design, and location as illustrated on the signage plan provided to the Building Inspector.*

The failure of the Building Inspector to provide such zoning determination letter within five (5) business days ~~after execution of this Amendment of the Effective Date~~ shall operate as a termination of this Amendment without recourse to either party and without giving effect to any of the modifications contained in this Section 6.b and Section 6.c below. A proposed draft of the zoning determination letter is attached hereto as **Amendment Exhibit 4**.

Sections 6.4. 6.5 6.6 and 6.7 of the Original Agreement shall remain unchanged and shall retain original paragraph numbering.

6.c Section 7 of the original Agreement is hereby amended by deleting “open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials” as a prohibited supplemental use in the Enterprise District for Owner’s Land.

7. Time. Notwithstanding anything contained in Section 6, above, the Owner remains committed to permitting, development and construction of the EZ Project as described in the original Enterprise MOA. To that end, the Owner agrees to limit the use of the property for earth processing operations to a term ending on \_\_\_\_\_.

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7.8. Authority. Each of the individuals, entities, or representatives (as applicable) executing this Amendment as set forth below hereby represents and warrants to the other party hereto that such individual, entity, or representative (as applicable) has(have) the right, power, authorization, and legal capacity to execute this Amendment.

8.9. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the successors, legal representatives, heirs and assigns (to the extent permitted under the Original Agreement) of the parties hereto.

9.10. Counterparts; Electronic Signatures. This Amendment may be executed in two (2) or more counterpart copies of the entire document or of signature pages to the document, each of which may be executed by one or more of the parties hereto, but all of which, when taken together, shall constitute a single agreement binding upon each of the parties hereto. A signed copy of this Amendment delivered by facsimile, e-mail or other means of

electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment.

~~10~~**11. Captions Not Binding.** The captions in this Amendment are inserted for reference only and in no way define, describe or limit the scope or intent of this Amendment or of any of the provisions hereof.

~~11~~**12. Governing Law.** This Amendment shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, without giving effect to principles of conflicts of law.

~~12~~**13. Interpretation.** Whenever the singular number is used in this Amendment and when required by the context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders. Whenever the words "include" or "including" are used in this Amendment, they shall be construed as incorporating, also, "but not limited to" or "without limitation" unless such words already immediately follow. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Amendment shall refer to this Amendment unless otherwise specified.

**IN WITNESS WHEREOF**, the parties have executed this Amendment as of the dates first set forth below:

**The Town of Lancaster by**

By: \_\_\_\_\_

Title: Authorized Signer

Date: \_\_\_\_\_

**Owner**

**702, LLC,**  
a Massachusetts limited liability company

By: \_\_\_\_\_

Name: William Depietri

Title: Manager

Date: \_\_\_\_\_

North Lancaster, LLC

Name: Steve Boucher

Manager

Date:

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## Kathi Rocco

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**From:** Kate Hodges  
**Sent:** Tuesday, November 21, 2023 12:40 PM  
**To:** Stephen J. Kerrigan; Jason A. Allison; AW Turner  
**Cc:** Kathi Rocco  
**Subject:** FW: New England Specialty Soils  
**Attachments:** Fwd: Sand pit activity

Select Board:

Please see the attached message from Police Sgt. Mortimer and the below recount from Chief Moddy relative to the NESS site discussed last evening. I provide these only as a means to help substantiate what I had yesterday reading the disconnect between what seems to be saying is happening and what Town Staff and Tigh & Bond are seeing. Simply put, there does not seem to be any 'mining' or excavation work taking place nor has it been active in that type of business for many years. While I am sure we would all hope documents and statements that are put 'out there' would reflect truth and accuracy, there is absolutely no control we have over that. My hope is additional testimony would help you and others remove any question about actions at the site; this is why I asked Chief Moody to please visit this AM and received an account from Sgt. Mortimer who worked in the area immediately adjacent to NESS over the weekend. I do hope this helps a bit. Thanks.

Kathi,  
If you can please save this to put it, including the attachment, with the packet for the next meeting. I think it may be good to have these accounts available for more than the Select Board should that help others. Many thanks.

Kate Hodges, ICMA-CM  
Town Administrator, Lancaster MA  
978-365-3326

-----Original Message-----

**From:** Everett L. Moody <ELMoody@lancasterma.gov>  
**Sent:** Tuesday, November 21, 2023 10:27 AM  
**To:** Kate Hodges <KHodges@lancasterma.gov>  
**Subject:** New England Specialty Soils

Kate, I wanted to take the opportunity to reply to a request made during the November 20th Select Board meeting. The Bolton Fair has used the sand pit area off Lunenburg road for the past several years for their satellite parking. Prior to allowing the application and entertainment license to proceed the police department would inspect the area, for potential hazards. I am confident is saying that there has not been any new excavation in the last 2-3 years. I also asked the department members for their observations, our officers do private details for the Mass Youth Soccer Association next door, because they would utilize portions of the upper pit area for parking officers would regularly drive into the pit to patrol. According to these reports there is no site activity or signs of any equipment to begin such work on site. I hope this helps.

Respectfully,  
Chief Everett L. Moody

The contents of this email and any attachments are the property of the Town of Lancaster Massachusetts and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Massachusetts Secretary of State's Office has determined that email is a public record and not confidential.

## Kathi Rocco

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**From:** Everett L. Moody  
**Sent:** Monday, November 20, 2023 10:32 PM  
**To:** Kate Hodges  
**Subject:** Fwd: Sand pit activity

Respectfully,  
Chief Everett L. Moody

Begin forwarded message:

**From:** Patrick Mortimer <PMortimer@lanasterma.gov>  
**Date:** November 20, 2023 at 9:00:31 PM EST  
**To:** "Everett L. Moody" <ELMoody@lanasterma.gov>  
**Subject:** Sand pit activity

Chief.

I have been working mass youth soccer details starting in early March of this year. I have not seen any activity in the pit behind Dunkin' Donuts in some time. I did notice that the equipment was being removed from the area throughout the summer. As of a few months ago all of the heavy equipment has been removed from the area and there are significant wash outs on the main road through the pit. I usually drive through there at least once a day while working the soccer detail.

Thanks

Sgt mortimer

Sent from my iPhone

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## LICENSES AND PERMITS

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***Town of Lancaster***  
***Office of the Select Board***  
701 Main Street, Suite 1  
Lancaster, MA 01523

*Stephen J. Kerrigan, Chairman*  
*Alexandra W. Turner, Clerk*  
*Jason A. Allison, Member*

*Kate Hodges, Town Administrator*  
*Kathleen A. Rocco, Executive Assistant*

**MEMORANDUM**

TO: BOARD OF APPEALS, BOARD OF ASSESSORS, BOARD OF HEALTH,  
BUILDING COMMISSIONER, COLLECTOR-TREASURER, CONSERVATION  
COMMISSION, DEPARTMENT OF PUBLIC WORKS, FIRE DEPARTMENT,  
PLANNING BOARD, POLICE DEPARTMENT, TOWN CLERK

FROM: Kathleen Rocco, Executive Assistant

DATE: OCTOBER 11, 2023

RE: 2024 LICENSE RENEWAL INSTRUCTIONS

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The Select Board is in the process of conducting the annual review and renewal of various Board-issued licenses. We would appreciate your cooperation by assisting us in this process. Attached please find the following:

- 2024 Proposed License Renewal Applications;
- Department Comment Sheet; and
- Department Comment Form

As in the past, should there be a “no comment”, please indicate on 2024 License Renewal Applications, and if there are comments, please complete the Department Comment Form.

If for any reason you want a copy of a license renewal application, please contact our office.

We request the following review and comment from the following departments, as appropriate: whether the applicant owes any monies to the Town, such as real estate and excise taxes (Collector-Treasurer); whether there are any code violations or problems with an establishment (Building Department, Fire Department, Police Department [all renewals] and Board of Health [food establishments]); whether the licensed premises is laid out as shown on the filed plans or whether there have been changes (Building Department); whether any problems are found under the provisions of G.L. c.140, §66, inspection of an auto facility (Police); any comments you feel is appropriate on license renewal (all departments and boards).

Please return the form(s) to the Select Board’s Office **no later than Wednesday, November 15, 2023.**

As always, thank you for your assistance.

Enclosures





**TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET**

**TO ALL BOARDS AND DEPARTMENTS:**

Please refer to the License Application Instruction Cover Memo and below for specific information requested. Please fill out the Comment Form with your remarks and return to the Select Board's Office. A response of "No Comment" indicates the department has reviewed the license application and that there are no comments, problems, or issues with its approval.

**Requested Review and Comment:**

- Board of Appeals:** Whether any appeals are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved.
- Board of Health:** Whether there are any code violations or problems with an establishment or permitted or licensed individual. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Building Commissioner & Zoning Enforcement:** Whether the licensed premises has any building code violations or if the submitted floor plans are not in compliance with code, or the location is not zoned for the proposed use. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Treasurer-Collector:** Whether the applicant has outstanding real estate, personal property or motor vehicle excise taxes, water or sewer user fees, fines or penalties, Tax Titles, delinquencies, returned check fees, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Conservation Commission:** Whether the business location, as delineated on the Site Plan, falls under the Wetlands Protection Act, or there are any other concerns related to the location, facility, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Fire Department:** Whether there are any code violations or problems with a building or establishment. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Planning Board:** Whether any applications are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Police Department:** Whether there have been any known problems or concerns with the applicant or business, or if there are concerns with regard to vehicular or foot traffic. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Inspectional Services

NAME OF LICENSE HOLDER: \_\_\_\_\_

ADDRESS OF LICENSES PREMISES: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

DATE: 11/15/2023

[Handwritten Signature]

DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

# 2024 PROPOSED LICENSE APPLICATIONS

## LICENSE TO SELL WINE AND MALT BEVERAGES

APPLICANT	TYPE	No Comment	Comment Attached
Michael Gleason, President <b>Michael's Bridge Diner</b> 56 Main St. Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	License to Sell All Alcohol	(✓)	( )

### CLASS I MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Dba Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	(✓)	( )

### CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	(✓)	( )
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	(✓)	( )

**CLASS III MOTOR VEHICLE DEALER LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	(✓)	( )

**COLLECTOR OF JUNK LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	(✓)	( )
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	(✓)	( )

**COMMON VICTUALLER'S LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzeria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	(✓)	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	(✓)	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	(✓)	( )
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	(✓)	( )
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	( <input checked="" type="checkbox"/> )	( )
<b>Kalon Farms</b> <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	( <input checked="" type="checkbox"/> )	( )
<b>Cadette &amp; Nadreau LLC</b> <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	( <input checked="" type="checkbox"/> )	( )

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	( <input checked="" type="checkbox"/> )	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	( <input checked="" type="checkbox"/> )	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	( <input checked="" type="checkbox"/> )	( )



**TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET**

**TO ALL BOARDS AND DEPARTMENTS:**

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- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.

# 2024 PROPOSED LICENSE APPLICATIONS

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APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Dba Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	(✓)	( )

## CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )





TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: IRA Toyota Ronke 2

ADDRESS OF LICENSES PREMISES: 700 Old Union Turnpike

COMMENTS: NO business cert on file

DATE: 10/13/2023

  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	( )	(✓)

**COLLECTOR OF JUNK LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	( )	(✓)
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	( )	(✓)

**COMMON VICTUALLER'S LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzeria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	( )	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	(✓)	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	( )	( )
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	( )	(✓)
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	(✓)	( )
<b>Kalon Farms</b> <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	( )	(✓)
<b>Cadette &amp; Nadreau LLC</b> <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	( )	(✓)

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	(✓)	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	(✓)	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	( )	(✓)
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	( )	(✓)
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	( )	(✓)

**CLASS III MOTOR VEHICLE DEALER LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	( )	(✓)



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: Cadette & Nadreau LLC d/b/a Dunkin Donuts

ADDRESS OF LICENSES PREMISES: 1474 Lunenburg Rd

COMMENTS: No business cert on file

DATE: 10/13/2023

[Signature]  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: Route 117 Used Auto Parts, Inc

ADDRESS OF LICENSES PREMISES: 2176 Main Street

COMMENTS: No business cert on file

DATE: 10/13/2023

  
DEPARTMENT HEAD SIGNATURE

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TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Town clerk

NAME OF LICENSE HOLDER: Kalon Farms d/b/a Hillside Cellars

ADDRESS OF LICENSES PREMISES: 339 Seven Bridge Rd

COMMENTS: no business cert on file

DATE: 10/13/2023

  
DEPARTMENT HEAD SIGNATURE

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TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: Jennifer & Eric Macellari EJ Mace, Inc  
DIP/A Sandees

ADDRESS OF LICENSES PREMISES: \_\_\_\_\_  
162 main street

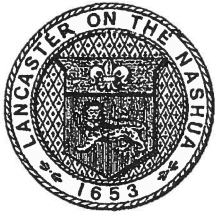
COMMENTS: No business certificate on file

DATE: 10/13/2023

[Signature]  
DEPARTMENT HEAD SIGNATURE

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TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM


DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: Bd M Investments d/b/a Modena Motor Group

ADDRESS OF LICENSES PREMISES: 121 Mill St.

COMMENTS: NO business certificate on file

DATE: 10/13/2023

  
DEPARTMENT HEAD SIGNATURE

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TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM


DEPARTMENT/BOARD NAME: Town Clerk

NAME OF LICENSE HOLDER: Jose M. Fuentes DB/A R.B.I. Motors

ADDRESS OF LICENSES PREMISES: 842 Sterling Road  
Lancaster MA 01523

COMMENTS: NO Business certificate on file.

DATE: 10/13/2023

  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**



TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET

RECEIVED

OCT 16 2010

Board of Selectmen

TO ALL BOARDS AND DEPARTMENTS:

Please refer to the License Application Instruction Cover Memo and below for specific information requested. Please fill out the Comment Form with your remarks and return to the Select Board's Office. A response of "No Comment" indicates the department has reviewed the license application and that there are no comments, problems, or issues with its approval.

Requested Review and Comment:

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- Board of Health:** Whether there are any code violations or problems with an establishment or permitted or licensed individual. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Building Commissioner & Zoning Enforcement:** Whether the licensed premises has any building code violations or if the submitted floor plans are not in compliance with code, or the location is not zoned for the proposed use. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Treasurer-Collector:** Whether the applicant has outstanding real estate, personal property or motor vehicle excise taxes, water or sewer user fees, fines or penalties, Tax Titles, delinquencies, returned check fees, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Conservation Commission:** Whether the business location, as delineated on the Site Plan, falls under the Wetlands Protection Act, or there are any other concerns related to the location, facility, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Fire Department:** Whether there are any code violations or problems with a building or establishment. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Planning Board:** Whether any applications are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Police Department:** Whether there have been any known problems or concerns with the applicant or business, or if there are concerns with regard to vehicular or foot traffic. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.

## 2024 PROPOSED LICENSE APPLICATIONS

### LICENSE TO SELL WINE AND MALT BEVERAGES

APPLICANT	TYPE	No Comment	Comment Attached
Michael Gleason, President <b>Michael's Bridge Diner</b> 56 Main St. Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	License to Sell All Alcohol	(✓)	( )

### CLASS I MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Db/a Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	(✓)	( )

### CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	(✓)	( )
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	(✓)	( )

**CLASS III MOTOR VEHICLE DEALER LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	(✓)	( )

### COLLECTOR OF JUNK LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	(✓)	( )
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	(✓)	( )

### COMMON VICTUALLER'S LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzeria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	(✓)	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	(✓)	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	(✓)	( )
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	(✓)	( )
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	(✓)	( )
<b>Kalon Farms</b> <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	(✓)	( )
<b>Cadette &amp; Nadreau LLC</b> <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	(✓)	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	(✓)	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	(✓)	( )



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Lancaster D.P.W.

NAME OF LICENSE HOLDER: \_\_\_\_\_

ADDRESS OF LICENSES PREMISES: \_\_\_\_\_

COMMENTS: None

DATE: 10/16/2023

Kevin A. Bartlett  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**





**TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET**

**TO ALL BOARDS AND DEPARTMENTS:**

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**Requested Review and Comment:**

- Board of Appeals:** Whether any appeals are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved.
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- Building Commissioner & Zoning Enforcement:** Whether the licensed premises has any building code violations or if the submitted floor plans are not in compliance with code, or the location is not zoned for the proposed use. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Treasurer-Collector:** Whether the applicant has outstanding real estate, personal property or motor vehicle excise taxes, water or sewer user fees, fines or penalties, Tax Titles, delinquencies, returned check fees, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Conservation Commission:** Whether the business location, as delineated on the Site Plan, falls under the Wetlands Protection Act, or there are any other concerns related to the location, facility, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Fire Department:** Whether there are any code violations or problems with a building or establishment. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Planning Board:** Whether any applications are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Police Department:** Whether there have been any known problems or concerns with the applicant or business, or if there are concerns with regard to vehicular or foot traffic. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Police Department

NAME OF LICENSE HOLDER: Kimball Farm @ Oakridge LLC, Keith Kopley dba

Hillside Cellar

ADDRESS OF LICENSES PREMISES: See below

COMMENTS: I respectfully request, the above listed renewals be granted with the  
understanding that if at anytime during the permit agreement period events are  
being held that extend beyond the scope of the normal day to day business that  
the Town be notified with sufficient time to review the request and make  
recommendations on behalf of public safety and that said recommendations be  
required to be held. be i.e.. Police detail, Fire detail, inspections etc.

DATE: 10/26/2023

*Chief of Police Everett L. Moody*

DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

## 2024 PROPOSED LICENSE APPLICATIONS

### LICENSE TO SELL WINE AND MALT BEVERAGES

APPLICANT	TYPE	No Comment	Comment Attached
Michael Gleason, President <b>Michael's Bridge Diner</b> 56 Main St. Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	License to Sell All Alcohol	( x )	( )

### CLASS I MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Dba Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	( x )	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	( x )	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	( x )	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	( x )	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	( x )	( )

### CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	( x )	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	( x )	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	( x )	( )
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	( x )	( )
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	( x )	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	( x )	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	( x )	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	( x )	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	( x )	( )

### CLASS III MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	( x )	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	( x )	( )

### COLLECTOR OF JUNK LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	( x )	( )
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	( x )	( )

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APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzaria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	( x )	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	( x )	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	( x )	( )
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	( x )	( )
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	( )	( x )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	( x )	( )
Kalon Farms <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	( )	( x )
Cadette & Nadreau LLC <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	( x )	( )

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	( x )	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	( x )	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	( x )	( )



**TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET**

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- Building Commissioner & Zoning Enforcement:** Whether the licensed premises has any building code violations or if the submitted floor plans are not in compliance with code, or the location is not zoned for the proposed use. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Treasurer-Collector:** Whether the applicant has outstanding real estate, personal property or motor vehicle excise taxes, water or sewer user fees, fines or penalties, Tax Titles, delinquencies, returned check fees, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Conservation Commission:** Whether the business location, as delineated on the Site Plan, falls under the Wetlands Protection Act, or there are any other concerns related to the location, facility, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Fire Department:** Whether there are any code violations or problems with a building or establishment. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Planning Board:** Whether any applications are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Police Department:** Whether there have been any known problems or concerns with the applicant or business, or if there are concerns with regard to vehicular or foot traffic. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.

RECEIVED

OCT 13 2023

# 2024 PROPOSED LICENSE APPLICATIONS

Board of Selectmen

## LICENSE TO SELL WINE AND MALT BEVERAGES

APPLICANT	TYPE	No Comment	Comment Attached
Michael Gleason, President <b>Michael's Bridge Diner</b> 56 Main St. Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	License to Sell All Alcohol	( <input checked="" type="checkbox"/> )	( )

## CLASS I MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Db a Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	( )	( <input checked="" type="checkbox"/> )
4-12A Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	( <input checked="" type="checkbox"/> )	( )
4-12D Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	( <input checked="" type="checkbox"/> )	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	( <input checked="" type="checkbox"/> )	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	( )	( <input checked="" type="checkbox"/> )

## CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	( )	( <input checked="" type="checkbox"/> )



APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	☑	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	( )	☑
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	☑	( )
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	☑	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	☑	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	☑	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	☑	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	☑	( )

**CLASS III MOTOR VEHICLE DEALER LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	( )	☑

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	☑	( )

**COLLECTOR OF JUNK LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	( )	☑
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	☑	( )

**COMMON VICTUALLER'S LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzeria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	☑	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	☑	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	( )	☑
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	( )	☑
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	☑	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	<input checked="" type="checkbox"/>	( )
Kalon Farms <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	( )	<input checked="" type="checkbox"/>
Cadette & Nadreau LLC <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	<input checked="" type="checkbox"/>	( )

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	<input checked="" type="checkbox"/>	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	<input checked="" type="checkbox"/>	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	( )	( )

*Handwritten signature/initials*

*36-3*

*43-15  
4-10E  
43-12A*

*moveable  
tables*



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Treasurer

NAME OF LICENSE HOLDER: Koch Lancaster

ADDRESS OF LICENSES PREMISES: 700 Old Union Tpk

COMMENTS: As of 10/13/2023 outstanding for  
Q1 taxes \$1613.09 see attached

DATE: 10/13/23

[Signature]  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

Account: 3091  
 Levy: 2024  
 Parcel: 9-9B  
 Record Owner: LANCASTER REAL ESTATE MA  
 Location: 700 OLD UNION TURNPIKE  
 Balance: \$26,285.59

Debits		BillingDate	DueDate	Billed	Credits	Remainder	Interest	TotalDue	PerDiem
Quarterly Preliminary		7/1/2023	8/1/2023	\$25,672.52	\$25,672.52	\$610.52	\$2.57	\$613.09	\$ .234
Quarterly Preliminary		10/1/2023	11/1/2023	\$25,672.50	\$0.00	\$25,672.50	\$0.00	\$25,672.50	\$ .000
<b>Grand Total</b>				<b>\$51,345.02</b>	<b>\$25,672.52</b>	<b>\$26,283.02</b>	<b>\$2.57</b>	<b>\$26,285.59</b>	<b>\$ 0.234</b>

Transactions

Name	Eff. Date	Post Date	Batch	Total	Tax	Liens	Fees	Interest	Comments
Payment	10/2/2023	10/2/2023	CLINTON OTC	\$25,672.52	\$25,062.00	\$0.00	\$0.00	\$610.52	
<b>Grand Total</b>				<b>\$25,672.52</b>	<b>\$25,062.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$610.52</b>	



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Treasurer  
NAME OF LICENSE HOLDER: United Ag + Turf  
ADDRESS OF LICENSES PREMISES: 700 Fort Pond Rd Lancaster

COMMENTS: As of 10/13/23 outstanding for 2023  
personal property taxes \$ 200.43, see attached

DATE: 10/13/23

Marcus Sauer  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR  
REGULATION.**

# Parcel Balance Calculated Through 10/13/2023

Parcel: 103850  
 Location: 700 FORT POND RD  
 Owner: UNITED AG TURF

	Tax	Liens	Interest	Fees	Total	PerDiem
<b>Personal Property</b>						
2023	103850	103850	700 FORT POND RD			
	\$174.39	\$0.00	\$11.04	\$15.00	\$200.43	\$0.067
<b>Grand Total</b>	<b>\$174.39</b>	<b>\$0.00</b>	<b>\$11.04</b>	<b>\$15.00</b>	<b>\$200.43</b>	<b>\$0.067</b>



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Treasurers  
NAME OF LICENSE HOLDER: Crawford Truck Sales / Rt 117 Used Car  
ADDRESS OF LICENSES PREMISES: 2176 Main St Parts

COMMENTS: Outstanding Q1 real estate as of  
10/13/23 \$15.91, see attached

DATE: 10/13/23

DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**



Account: 2432  
 Levy: 2024  
 Parcel: 24-2  
 Record Owner: 2176 MAIN ST LLC  
 Location: 2176 NO MAIN ST  
 Balance: \$6,929.67

Debits										
Name	BillingDate	DueDate	Billed	Credits	Remainder	Interest	TotalDue	PerDiem		
Quarterly Preliminary	7/1/2023	8/1/2023	\$6,913.77	\$6,913.77	\$0.00	\$15.91	\$15.91	\$0.00		
Quarterly Preliminary	10/1/2023	11/1/2023	\$6,913.76	\$0.00	\$6,913.76	\$0.00	\$6,913.76	\$0.00		
<b>Grand Total</b>			<b>\$13,827.53</b>	<b>\$6,913.77</b>	<b>\$6,913.76</b>	<b>\$15.91</b>	<b>\$6,929.67</b>	<b>\$ 0.000</b>		

Transactions										
Name	Eff. Date	Post Date	Batch	Total	Tax	Liens	Fees	Interest	Comments	
Payment	8/7/2023	8/7/2023	AVIDIA OTC	\$6,913.77	\$6,913.77	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Grand Total</b>				<b>\$6,913.77</b>	<b>\$6,913.77</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



TOWN OF LANCASTER  
SELECT BOARD

ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM

DEPARTMENT/BOARD NAME: Treasurer  
NAME OF LICENSE HOLDER: John Deplease / Sandee's Restaurant  
ADDRESS OF LICENSES PREMISES: 162 So Main St

COMMENTS: Fee due Q1 real estate as  
of 10/13/23 \$32, see attached

DATE: 10/13/23

DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

Account: 693  
 Levy: 2024  
 Parcel: 37-95  
 Record Owner: DUPLICATE JOHN F JR TR  
 Location: 162 SO MAIN ST  
 Balance: \$1,538.44

Debits Name	BillingDate	DueDate	Billed	Credits	Remainder	Interest	TotalDue	PerDiem
Quarterly Preliminary	7/1/2023	8/1/2023	\$1,506.44	\$1,506.44	\$31.78	\$0.22	\$32.00	\$ .012
Quarterly Preliminary	10/1/2023	11/1/2023	\$1,506.44	\$0.00	\$1,506.44	\$0.00	\$1,506.44	\$ .000
<b>Grand Total</b>			<b>\$3,012.88</b>	<b>\$1,506.44</b>	<b>\$1,538.22</b>	<b>\$0.22</b>	<b>\$1,538.44</b>	<b>\$ 0.012</b>

Transactions Name	Eff. Date	Post Date	Batch	Total	Tax	Liens	Fees	Interest	Comments
Payment	9/25/2023	9/25/2023	AVIDIA OTC	\$1,506.44	\$1,474.66	\$0.00	\$0.00	\$31.78	
<b>Grand Total</b>				<b>\$1,506.44</b>	<b>\$1,474.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31.78</b>	



**TOWN OF LANCASTER  
SELECT BOARD  
BOARD/DEPARTMENT COMMENT SHEET**

**TO ALL BOARDS AND DEPARTMENTS:**

Please refer to the License Application Instruction Cover Memo and below for specific information requested. Please fill out the Comment Form with your remarks and return to the Select Board's Office. A response of "No Comment" indicates the department has reviewed the license application and that there are no comments, problems, or issues with its approval.

**Requested Review and Comment:**

- Board of Appeals:** Whether any appeals are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved.
- Board of Health:** Whether there are any code violations or problems with an establishment or permitted or licensed individual. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Building Commissioner & Zoning Enforcement:** Whether the licensed premises has any building code violations or if the submitted floor plans are not in compliance with code, or the location is not zoned for the proposed use. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Treasurer-Collector:** Whether the applicant has outstanding real estate, personal property or motor vehicle excise taxes, water or sewer user fees, fines or penalties, Tax Titles, delinquencies, returned check fees, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Conservation Commission:** Whether the business location, as delineated on the Site Plan, falls under the Wetlands Protection Act, or there are any other concerns related to the location, facility, etc. Provide copies of any and all documents relevant to this Application or parties involved.
- Fire Department:** Whether there are any code violations or problems with a building or establishment. Please cite the rule or regulation that is in violation. Provide copies of any and all documents relevant to this Application or parties involved.
- Planning Board:** Whether any applications are pending, or previous decisions were rendered relating to the [proposed] business. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Police Department:** Whether there have been any known problems or concerns with the applicant or business, or if there are concerns with regard to vehicular or foot traffic. Provide copies of any and all documents relevant to this Application or parties involved. Any other comments appropriate to the application.
- Public Works Department:** Whether there are any concerns with regard to vehicular or foot traffic, water distribution systems, etc. Provide copies of any and all documents relevant to this Application or parties involved. Any other appropriate comments.
- Town Clerk:** Whether a Business Certificate is on file for "D/B/A" applicants, pursuant to the Massachusetts General Laws.



**TOWN OF LANCASTER  
SELECT BOARD**

**ANNUAL LICENSE RENEWAL  
DEPARTMENT COMMENT FORM**

DEPARTMENT/BOARD NAME: Board of Health

NAME OF LICENSE HOLDER: United Ag & Turf

ADDRESS OF LICENSES PREMISES: 700 Fort Pond Road

COMMENTS: A permit to install a new septic tank and pump chamber was necessary as part of the addition for the building. The permit to install a new 2,000-gallon septic tank and 1,500-gallon pump chamber issued 12/9/2021 never received a certificate of compliance as required by Title 5, 15.021- certificates of compliance. The installers as-built and certification nor the engineers as-built and certification were submitted as required by the permit and Title 5, 15.021 (4).

DATE: 11/1/2023

*Julie B. Paoletti*  
DEPARTMENT HEAD SIGNATURE

**NOTE: IF A CODE VIOLATION EXISTS, PLEASE CITE THE RULE OR REGULATION.**

## 2024 PROPOSED LICENSE APPLICATIONS

### LICENSE TO SELL WINE AND MALT BEVERAGES

APPLICANT	TYPE	No Comment	Comment Attached
Michael Gleason, President <b>Michael's Bridge Diner</b> 56 Main St. Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	License to Sell All Alcohol	(✓)	( )

### CLASS I MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Koch Lancaster, Inc.</b> Db/a Koch Route 2 Toyota 700 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
Ron Bouchard Auto Dodge. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>United Ag &amp; Turf</b> 700 Fort Pond Road Lancaster, MA 01523	Class I	( )	( )

### CLASS II MOTOR VEHICLE DEALER LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Crawford Truck Sales, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>J.C. Madigan, Inc.</b> 450 Old Union Turnpike Lancaster, MA 01523	Class I	(✓)	( )
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class II	(✓)	( )
Jose M. Fuentes d/b/a <b>R.B.I. Motors</b> 842 Sterling Road Lancaster, MA 01523 Mailing: P.O. Box 788, So. Lancaster, MA 01561	Class II	(✓)	( )
<b>F.J.S. Auto, Inc.</b> 248 Main Street P.O. Box 1365 So. Lancaster, MA 01561	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's Nissan</b> 490 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>Ron Bouchard's KIA</b> 488 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
Ron Bouchard Auto Sales, Inc. d/b/a <b>The Honda Store</b> 500 Old Union Turnpike Lancaster, MA 01523	Class II	(✓)	( )
B&M Investments, LLC d/b/a <b>Modena Motor Group</b> 121 Mill Street Lancaster, MA 01523	Class II	(✓)	( )

**CLASS III MOTOR VEHICLE DEALER LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Class III	(✓)	( )

APPLICANT	TYPE	No Comment	Comment Attached
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Class III	(✓)	( )

### COLLECTOR OF JUNK LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Route 117 Used Auto Parts, Inc.</b> 2176 Main Street Lancaster, MA 01523	Collector of Junk	(✓)	( )
<b>Nationwide Auto Recycling, Inc.</b> Daniel J. Warila 1340 Lunenburg Road Lancaster, MA 01523	Collector of Junk	(✓)	( )

### COMMON VICTUALLER'S LICENSES

APPLICANT	TYPE	No Comment	Comment Attached
<b>Trolley Stop Pizzaria, Inc.</b> 18A Prescott Street So. Lancaster, MA 01561 Mailing: P.O. Box 697, So. Lancaster, MA 01561	Common Victualler	(✓)	( )
Michael A. Gleason dba <b>Michael's Bridge Diner</b> 56 Main Street Lancaster, MA 01523 Mailing: 64 Marlboro Road, Berlin, MA 01503	Common Victualler	(✓)	( )
<b>IRA Toyota Route 2</b> 700 Old Union Turnpike Lancaster, MA 01523	Common Victualler	(✓)	( )
Jennifer & Eric Macellari (EJ Mace, Inc.) dba <b>Sandee's Restaurant</b> 162 Main Street Lancaster, MA 01523 Mailing: 105 Rowley Hill Road, Sterling, MA 01564	Common Victualler	(✓)	( )
<b>Kimball Farm @ Oakridge LLC</b> 1543 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )



APPLICANT	TYPE	No Comment	Comment Attached
<b>Cumberland Farms</b> 94 Main Street Lancaster, MA 01523 Mailing: Tax Dept. 165 Flanders Rd., Westborough, MA 01518	Common Victualler	(✓)	( )
<b>Kalon Farms</b> <b>Keith Kopley dba Hillside Cellars</b> 339 Seven Bridge Road Lancaster, MA 01523	Common Victualler	(✓)	( )
<b>Cadette &amp; Nadreau LLC</b> <b>d/b/a Dunkin Donuts</b> 1474 Lunenburg Road Lancaster, MA 01523	Common Victualler	(✓)	( )

**DISPENSING FOOD AND BEVERAGES TO MEMBERS AND GUESTS  
LICENSE**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Sterling National Country Club</b> 33 Albright Road Sterling, MA 01564	Dispensing Food & Beverage	(✓)	( )
<b>The International Golf Club</b> 159 Ballville Road Bolton, MA 01740	Dispensing Food & Beverage	(✓)	( )

**LUNCH CART LICENSES**

APPLICANT	TYPE	No Comment	Comment Attached
<b>Michael Murphy</b> 473 Union Street Leominster, MA 01453	Lunch Cart (Bartlett Pond)	(✓)	( )

## EXECUTIVE SESSION

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## COMMUNICATIONS

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## ADJOURNMENT

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