



LANCASTER BOARD OF SELECTMEN
Regular Meeting Minutes
Of November 4, 2019

I. CALL TO ORDER

Chairman Stanley B. Starr, Jr. called the Regular Meeting of the Board of Selectmen to Order at 6:00 P.M. in the Nashaway Meeting Room, located in the Prescott Building, 701 Main Street, Lancaster, Massachusetts. Present were Selectmen Walter F. Sendrowski, Jay M. Moody, and Town Administrator Orlando Pacheco.

II. PUBLIC COMMENT PERIOD

6:00 P.M. Opportunity for public to address their concerns, make comment and offer suggestions on operations or programs, except personnel matters. Complaints or criticism directed at staff, volunteers, or other officials shall not be permitted. (*Comment period was moved to the end of the agenda*)

Ellen Cutler, Packard Road, commented on the success of Halloween on the Green.

Greg Jackson, Farnsworth Way, commented on the Inclusionary Zoning Bylaw and Housing Committee.

Carol Jackson, Farnsworth Way, commented on the Inclusionary Zoning Bylaw and IPOD

III. APPROVAL OF MEETING MINUTES

Review and take action on Regular Meeting Minutes of October 21, 2019.

IV. SCHEDULED APPEARANCES & PUBLIC HEARINGS

6:05 P.M. Application of License Sale of Motor Vehicles (Class 2)
Selectman Sendrowski read the following Public Hearing Notice into the Minutes:

Notice is hereby given that a Public Hearing will be held on **Monday, November 4, at 6:05 P.M., Nashaway Meeting Room, on the 2nd floor in the Prescott Building, 701 Main Street, Lancaster MA.**, on application of BHT of Florida 6577, LLC, 5081 SW 48th Street, Ste 103, Davie, FL 33314 for a License Sale of Motor Vehicles (Class 2) located at property located at 702, LLC, off McGovern Blvd., Lancaster, MA. All persons interested in and wishing to be heard on this matter are requested to appear at the aforementioned time and place. Written comment will also be accepted up to time of said hearing.

Selectman Sendrowski moved to open the Public Hearing at 6:05pm. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

Attorney Tom Bovenzi, representing the Capital Group Properties, came before the Board explaining the Application of License Sale of Motor Vehicles (Class 2) which will be located at 702 LLC off McGovern Boulevard. He stated that the property in question is the best use for the Class 2 license, noting the property is buffered naturally on the western end of said property. The hours of operation will be Monday through Friday, 8:00am - 5:00pm. There will be no live auction on site, online auction only. Attorney Bovenzi explained that every vehicle on site will have a Certificate of Title.

The entire property will be surrounded by an eight foot tall gray fencing, obscuring any view of the vehicles. Mr. Bovenzi stated that there will be limited lighting of the area; thus no light disturbance. He further stated that there will be a ten foot earth berm between the property and White Pond Road, and evergreen trees would be placed there as an additional buffer to block any viewing of the vehicles by those residences. Mr. Bovenzi, on behalf of his client, has proposed additional conditions of the Class 2 License, in which they would place \$40,000 in escrow to pay for the upkeep and replacement of the trees and fencing, and will be in effect as long as the license is active.

Other items Attorney Bovenzi pointed out:

- . Paved areas will be kept up daily to reduce dust and debris
- . Unpaved areas will be sprayed to with a dust kill product approved by the EPA
- . Daily traffic generated – 400 inbound and 400 outbound
- . Will not require a large draw of water for use

Attorney Bovenzi noted that no large scale development can happen in this area without municipal water, sewer treatment and expensive infrastructure. The developer is proposing to do this privately on this 425 acre property; a \$7-\$8 Million investment. The used car business, although a smaller project, is absolutely necessary for the future development of this area. Mr. Bovenzi stressed that this will result in an additional \$3Million tax revenue for the Town of Lancaster.

Discussion on the traffic impact:

Sam Gregorio, senior traffic engineer from TEC, noted that limited traffic would be generated. Mr. Gregorio discussed the use of proposing a traffic signal with turn lanes on and off McGovern Boulevard, with a left turn in and a right turn out. He further noted that the traffic signal would have a car detection so the light would not change if there were no vehicles trying to get on and off McGovern Boulevard. Mr. Gregorio stated that a traffic study would be done for every building added to the development until its completion.

Town Administrator Pacheco stated that his concern would be the roundabout is very tight and would have concern for the trucks, but ultimately the Planning Board would have to review.

Police Chief Edwin Burgwinkel stated that his concern is McGovern Boulevard, will there be provisions in there, such as intersection improvements and turn lanes.

Selectman Sendrowski moved to approve the application of BHT of Florida 6577, LLC, 5081 SW 48th Street, Ste 103, Davie, FL 33314 for a License Sale of Motor Vehicles (Class 2) located at property located at 702, LLC, off McGovern Blvd., Lancaster, MA., as presented, subject to negotiations and conditions. Selectman Moody Seconded.

Discussion:

Town Administrator Pacheco stated that he would confer with Town Counsel regarding the number of conditions, which would be placed on the license. He noted the hazardous fluids from vehicles, vegetation buffers and the completion of the environmental reviews by the State.

Greg Jackson, Farnsworth Way, asked about the buffers between the developed area and the conservation area and wetlands.

*Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye.
[3-0-0]*

V. BOARDS, COMMITTEES AND DEPARTMENTS REPORTS

1. Recreation Committee - Tabled
2. Town Forest Committee - Tabled

VI. TOWN ADMINISTRATOR REPORT

Town Administrator Orlando Pacheco will update the Board on the status of current projects pending.

- 1) FEMA
There will be two flood risk meetings conducted by the Federal Emergency Management Agency on Thursday 11/21 at 930am and 1pm. The content and final "river reaches" determined by FEMA will have an impact on flood insurance for certain property owners.
- 2) ADA Public Right of Way Survey
Stantec, the consultant chosen by MRPC, has completed the "draft" ADA right of Way Self Evaluation. I would like to have Stantec at the Board's first meeting in December give an overview of the evaluation. Please review the attached survey and follow up with any questions.
- 3) Friends of the Nashua River
The Friends have completed 2 new pedestrian bridges at the Cook Conservation Area that will greatly improve the safety and access for hikers. The project was completed entirely by volunteers and donated funds.
- 4) Thayer Field Survey
The Finance Committee approved \$15,000 to start the survey of the Thayer Field property. I am getting estimates from Cabco Consult who did the original survey of the Thayer Field area for the Masterplan.
- 5) MVP
The Town has completed to internal stakeholders meeting regarding the Municipal Vulnerability preparedness Plan. There will be a listening session with residents scheduled for 11/18 at 5pm. There will also be a presentation to the BOS later that evening at your regular meeting. We will finalize the plan thereafter. Beta Group, the Town's consultant will be at both meetings.
- 6) Cybersecurity Awareness Grant
The Town has received funding to participate in the Cybersecurity Awareness Program with 90 other governmental entities. The award will be used to provide user training and testing of the security systems to further assess areas of improvement.

VII. ADMINISTRATION, BUDGET, AND POLICY

1. Take action on disposition of 0 Packard Street (Tabled on October 7, 2019)
Selectman Sendrowski moved to declare 0 Packard Street as surplus and accept the bid of \$10,000 as previously accepted. Selectman Moody Seconded with discussion.

Selectman Moody would like to see this property on a 5 year lease to Royal Auto Repair rather than selling the parcel. Chairman Starr stated that he had reviewed the Thayer Field master plan and pointed out the plan had adequate parking spots. He further stated he supports a 60 year old business.

*Walter F. Sendrowski vote Aye, Jay M. Moody abstains, Stanley B. Starr, Jr. vote Aye. [2-0-1]
Motion passes.*

2. Review and take action on Pilot Program – Lodestar Energy
Selectman Sendrowski moved to approve the Pilot Program for Lodestar Energy. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

3. Discussion - Affordable Housing Committee

Selectman Moody and Town Administrator Pacheco had a discussion about Housing Trust and Affordable Housing Committee and both felt that it was important that the Board of Selectmen weigh in on this issue.

Selectman Moody would like to start to get the information together and would like to see someone from the Planning Board as well as the Zoning Board of Appeals. Town Administrator Pacheco stated that the makeup of the Committee should consist of someone from the Board of Selectmen, Planning Board, ZBA, Building Commissioner and residents.

Chairman Starr would like to have the Planning Director and Town Administrator involved. He asked that the Board come back to the next meeting – November 18th with a list of potential candidates.

4. Lancaster 4-H's rental application for the Use of Town Hall and Town Green for the Tree Lighting and Festival of Trees – December 4th – December 8th, 2019.

Selectman Moody moved to approve Lancaster 4-H's request to use the Town Hall and Town Green for the Tree Lighting and Festival of Trees to be held on December 4th – December 8th, 2019. Selectman Sendrowski Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

5. Lancaster Cultural Council's request to use the Town Green for Lancaster Art Festival – June 13, 2020 from 10am-4pm (rain date June 14, 2020)

Selectman Moody moved to approve the Lancaster Cultural Council's request to use the Town Green for Lancaster Art Festival to be held on June 13, 2020 from 10am-4pm (rain date June 14, 2020. Selectman Sendrowski Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

VIII. APPOINTMENTS AND RESIGNATIONS

Resignations

Animal Control Commission – Kelly Quill, effective immediately

Appointments

Animal Control Commission – Christine Burke, 4 Heritage Lane, term to expire June 30, 2020
Selectman Sendrowski moved to appoint Christine Burke, 4 Heritage Lane to the Animal Control Commission, term to expire June 30, 2020. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

IX. LICENSES AND PERMITS

1. Renewal of Special Permit to Remove Earth Products for 580 Fort Pond LLC, October 17, 2019-October 17, 2021.

Selectman Sendrowski moved to approve the Renewal of Special Permit to Remove Earth Products for 580 Fort Pond LLC, October 17, 2019-October 17, 2021. Selectman Moody Seconded. Walter F. Sendrowski vote Aye, Jay M. Moody vote Aye and Stanley B. Starr, Jr. vote Aye. [3-0-0]

X. NEW BUSINESS *

**This item is included to acknowledge that there may be matters not reasonable anticipated by the Chair.*


XI. COMMUNICATIONS

XII. ADJOURNMENT

Seeing no further business, on Motion by Selectman Sendrowski, seconded by Selectman Moody, it was unanimously voted. The Board of Selectmen adjourned at 7:17 P.M.

Respectfully submitted

Kathleen Rocco
Executive Assistant


Walter F. Sendrowski, Clerk
Approved and accepted: 12-2-19

