



Town of Lancaster

Office of the Town Clerk

695 Main Street, Suite 2

Lancaster, Massachusetts 01523

Tel (978) 365-3326 ext. 1013 - Fax (978) 368-4011

August 12, 2015

WORCESTER, SS:

On the above date, I posted attested copies of the Amendment to the General Bylaws, Article 14, as well as Zoning Bylaw, Article 15, which were approved at the Annual Town Meeting convened on May 4, 2015. The article mentioned was approved by Maura Healey, Attorney General, on August 11, 2015 and is posted at the following locations in the Town of Lancaster:

POST OFFICE (MAIN); POST OFFICE (SOUTH); TOWN HALL; FIRST CHURCH OF CHRIST, UNITARIAN; LANCASTER COMMUNITY CENTER; TOWN WEBSITE


CONSTABLE

CLAIMS OF INVALIDITY BY REASON OF ANY DEFECT IN THE PROCEDURE OF ADOPTION OR AMENDMENTS OF THESE BYLAWS MAY ONLY BE MADE WITHIN NINETY DAYS (90) PER CHAPTER 40, SECTION 32, OF THE GENERAL LAWS OF THE COMMONWEALTH.


MARY DE ALDERETE
TOWN CLERK



MAURA HEALEY
ATTORNEY GENERAL

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

(508) 792-7600
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August 11, 2015

Mary de Alderete, Town Clerk
Town of Lancaster
695 Main Street, Suite 2
Lancaster, MA 01523

Re: Lancaster Annual Town Meeting of May 4, 2015 - Case # 7557
Warrant Article # 15 (Zoning)
Warrant Article # 14 (General)

Dear Ms. de Alderete:

Articles 14 and 15 – We approve Articles 14 and 15 from the Lancaster Annual Town Meeting of May 4, 2015.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the town has first satisfied the posting/publishing requirements of that statute. Once this statutory duty is fulfilled, (1) general by-laws and amendments take effect on the date that these posting and publishing requirements are satisfied unless a later effective date is prescribed in the by-law, and (2) zoning by-laws and amendments are deemed to have taken effect from the date they were voted by Town Meeting, unless a later effective date is prescribed in the by-law.

MAURA HEALEY
ATTORNEY GENERAL

Margaret J. Hurley

by: Margaret J. Hurley, Assistant Attorney General
Chief, Municipal Law Unit
Office of the Attorney General
Ten Mechanic Street, Suite 301
Worcester, MA 01608
508-792-7600

cc: Town Counsel Lauren Goldberg



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EXCERPT OF THE ANNUAL TOWN MEETING HELD
MONDAY, MAY 4, 2015, 7:00 P.M.

MARY ROLANDSON ELEMENTARY SCHOOL AUDITORIUM
MAY 4, 2015 – TOWN MEETING VOTER ATTENDANCE: 118, 11 NON-VOTERS

ARTICLE 14 AMEND RECREATION COMMITTEE BY-LAW (Two-thirds vote)

To see if the Town will vote to amend the Recreation Committee By-law section 17-11, Part A **Powers and Duties** by deleting therefrom the words “playground leader” and inserting in place thereof the words “Recreation Director”, or act in any manner relating thereto.

Motion: Mr. Starr (Ms. Leone seconded) moves to amend the Recreation Committee By-law section 17-11, Part A as printed in the warrant.

MOTION CARRIES UNANIMOUSLY



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ARTICLE 15 TEMPORARY ZONING MORATORIUM (Two-thirds vote)

To see if the Town will vote to amend the **Town's Zoning Bylaw, Article __**, by adding a new Section __, TEMPORARY ZONING MORATORIUM ON LARGE-SCALE SOLAR ENERGY FACILITIES IN THE RESIDENTIAL ZONING DISTRICT, that would provide as follows, and further to amend the Table of Contents to add Section __, **"Temporary Zoning Moratorium on Large-Scale Solar Energy Facilities in the Residential Zoning District:"**

Motion:

Ms. Rich moves (Ms. Leone seconded) to amend the Lancaster Zoning Bylaw as printed in the warrant.

A. PURPOSE

The regulation of large-scale solar energy facilities in residentially-zoned areas raises complex legal, planning, and public safety issues, and the Town needs time to study and consider their regulation and address these issues.

The Town intends to adopt a temporary zoning moratorium on the use of land and structures in the Town for large-scale solar energy facilities in the Residential Zoning District so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town, and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

B. DEFINITION

"Large-scale solar energy facility" shall mean any solar generation facility that generates greater than 100 kW (dc nameplate rating), either in a roof-mounted or ground-mounted configuration.

C. TEMPORARY MORATORIUM

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for a Large-Scale Solar Energy Facility in the Residential Zoning District. The moratorium shall be

in effect through June 30, 2016. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of large-scale solar energy generation in the Town, and shall consider adopting new Zoning Bylaws to address the impact and operation of Large-Scale Solar Energy Facilities and related uses, or take any action relative thereto.

Teller Vote Count Called

80 AYE – 18 OPPOSED

MOTION CARRIES