

**TOWN OF LANCASTER
MASSACHUSETTS**



**WARRANT
for the
2018 ANNUAL
TOWN MEETING
Fiscal Year 2019**

Mary Rowlandson Elementary School Auditorium
103 Hollywood Drive, Lancaster, Massachusetts

Beginning Monday, May 7, 2018 at 7:00 P.M.

**WARRANT FOR
ANNUAL TOWN MEETING
May 7, 2018
THE COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

To any Constable of the Town of Lancaster in the County of Worcester,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Lancaster qualified to vote in the elections and Town affairs, to meet at **Mary Rowlandson Elementary School Auditorium, 103 Hollywood Drive, in said Lancaster on Monday, the seventh day of May 2018, at 7:00 o'clock in the evening**, then and there to act on the following Articles:

**ARTICLE 1
Finance Committee
Board of Selectmen**

To see if the Town will raise and appropriate or transfer from available funds the following sums of money, to be expended by the respective Departments or Officers indicated, for the capital projects and purchases itemized and described; or act in any manner relating thereto. ***The Finance Committee recommends passage of this article***

a. Police Cruiser	
Amount:	\$45,000
Funds to be expended by:	Police Department
Purpose:	To purchase one (1) Police Cruiser
Funding Sources:	Sale of Town Owned Land
b. Bartlett Pond Dam	
Amount:	\$65,000
Funds to be expended by:	Selectmen
Purpose:	Trail Design – Phase II
Funding Source:	Capital Stabilization
c. Cemetery	
Amount:	\$125,000
Funds to be expended by:	Cemetery
Purpose:	To purchase one (1) One Ton Dump Truck
Funding Source:	Chapter 90

d. Thayer Memorial Library

Amount: \$27,000
Funds to be expended by: Thayer Memorial Library
Purpose: Resetting Front & Back of Library
Funding Source: Capital Stabilization

e. Water Department

Amount: \$180,000
Funds to be expended by: Water Department
Purpose: Backhoe
Funding Source: Water Retained Earnings

f. Mary Rowlandson/Luther Burbank Schools

Amount: \$35,000
Funds to be expended by: Mary Rowlandson/Luther Burbank Schools
Purpose: Smoke Detector
Funding Source: Capital Stabilization

g. Mary Rowlandson/Luther Burbank Schools

Amount: \$17,000
Funds to be expended by: Mary Rowlandson/Luther Burbank Schools
Purpose: Intercom
Funding Source: Capital Stabilization

ARTICLE 2
Finance Committee
Board of Selectmen

To see if the Town will vote to transfer from Stabilization \$291,856 (Two Hundred Ninety-One Thousand Eight Hundred Fifty Six Dollars), to pay the Minuteman Debt Payment or act in any manner relating thereto.

The Finance Committee recommends passage of this article.

[If any funding is to come from borrowing or transfer from Stabilization, a two-thirds majority vote will be required for passage.]

ARTICLE 3
Finance Committee
Board of Selectmen

To see if the Town will vote to raise and appropriate a sum of money by taxation, by transfer from available funds, from the Operating Budget, by borrowing, by transfer from Overlay Surplus, by transfer from fund balance reserved for school debt, or any combination thereof; to defray the expenses of the Town for the Fiscal Year beginning July 1, 2018, or act in any manner relating thereto.

The Budget for Fiscal Year 2019 will be available at Town Meeting

The Finance Committee will make a recommendation from the floor.

[If any funding is to come from borrowing or transfer from Stabilization, a two-thirds majority vote will be required for passage.]

ARTICLE 4
Water Enterprise Fund
Board of Public Works

To see if the Town will vote to appropriate \$937,034 (Nine Hundred Thirty-Seven Thousand, Thirty-Four Dollars,) from the Water Enterprise Fund to finance the operation of the Water Department for the fiscal year beginning July 1, 2018 (*detail below*), or act in any manner relating thereto. The operating expenses for the Water Enterprise are entirely funded by water revenue. *The Finance Committee recommends passage of this article.*

I. Water Enterprise Revenues	
User Charges	\$922,034
Connection Fees	\$15,000
Water Enterprise Available Funds	0
Investment Income	0
Total Revenues	\$937,034
II. Costs Appropriated in the Enterprise Fund	
Salaries and Wages	\$268,956
Expenses	\$353,163
Reserve Fund	\$30,000
Debt Principal	\$122,418
Debt Interest	\$7,418
Indirect Costs to General Fund	\$155,079
Total Costs Appropriated in E. F.	\$937,034

ARTICLE 5
Renewable Energy Enterprise Fund
Board of Selectmen

To see if the Town will vote to appropriate \$143,000 (One Hundred Forty-Three Thousand Dollars) from the Renewable Energy Enterprise Fund to finance the operation of the Landfill Solar Array for the fiscal year beginning July 1, 2018 (*detail below*), or act in any manner relating thereto. The operating expenses for the Renewable Energy Enterprise Fund are entirely funded by solar array revenue. *The Finance Committee recommends passage of this article.*

I. Renewable Energy Enterprise Revenues	
Sale of Solar Energy Certificates	\$127,000
Qualified Energy Bond Subsidy	\$16,000
Total Revenues	\$143,000
II. Costs Appropriated in the Enterprise Fund	
Maintenance Expenses	\$25,600
Debt Principal and Interest	\$117,400
Capital	0
Total Costs Appropriated in E. F.	\$143,000

ARTICLE 6
Finance Committee
Board of Selectmen

To see if the Town will vote to request the Board of Assessors to commit \$20,000 (Twenty Thousand Dollars) from the FY2019 Overlay Account for Abatements to fund the Senior Citizen Tax Work-off Abatement Program, or act in any manner relating thereto. *The Finance Committee recommends passage of this article.*

ARTICLE 7
Finance Committee
Board of Selectmen

To see if the Town will vote to transfer from available funds or authorize the Treasurer-Collector to borrow in anticipation of reimbursements, a sum of \$311,633 (Three Hundred Eleven Thousand, Six Hundred Thirty-Three Dollars) for authorized road improvements and other projects provided for under Chapter 90 Local Transportation Aid. The Board of Public Works is authorized to expend funds authorized by this article subject to pre-approval of a plan by the Board of Selectmen and Finance Committee, or act in any manner relating thereto. *The Finance Committee recommends passage of this article.*

ARTICLE 8
Nashoba Regional School District

To see if the Town will vote to establish a Stabilization Fund for the Nashoba Regional School District as a mechanism for funding future capital expenditures related to resurfacing the track and replacing the turf field at Nashoba Regional High School, in accordance with the provisions of Chapter 71, Section 16G1/2 of the General Laws or act otherwise in relation thereto.

ARTICLE 9
Board of Selectmen

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact special legislation substantially as follows, provided that the General Court may make clerical or editorial changes of form only to the bill, unless the Selectmen approve amendments to the bill before or after enactment by the General Court. The Selectmen hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

“An Act exempting the position of Police Chief in the Town of Lancaster from the provisions of the civil service law.

Section 1. Notwithstanding the provisions of any general or special law to the contrary, the position of Police Chief in the Town of Lancaster shall be exempt from the provisions of Chapter 31 of the General Laws.

Section 2. The provisions of Section 1 shall not impair the civil service status of any incumbent holding the office of Police Chief in the Town of Lancaster on the effective date of this act.

Section 3. This act shall take effect upon its passage.”

Or take any other action relative thereto.

ARTICLE 10
Board of Selectmen

To see if the Town of Lancaster will accept the Nashua, Squannacook, and Nissitissit Rivers Stewardship Plan developed by the Nashua River Wild and Scenic River Study Committee, together with its recommendation to seek Wild and Scenic River designation.

ARTICLE 11
Planning Board

To see if the Town will vote to amend Section 220-36.2 (Lighting) of the Lancaster Zoning Bylaw as follows:

- Section 220-36.2 (D) (3) – to add LED as a lamp type
- Section 220-36.2 (E) (4) – to change the color temperature range to a minimum of 2,000K to a maximum of 4,500K
- Section 220-36.2 (E) (5) – to remove the illumination ratio, as follows:

Control of illumination levels. All parking areas and pedestrian facilities serving nonresidential uses and open to the general public shall be provided with illumination during all hours from dusk to dawn while those facilities are open to the general public. Such illumination shall provide not less than 0.2 average maintained horizontal footcandles, ~~and an illumination ratio (brightest/darkest) of not more than 4:1.~~ However, in performing site plan review under § 220-34, the Planning Board may approve alternative arrangements if it determines that, because of special circumstances or alternative provisions, the specified illumination is not necessary or appropriate for the protection of the public safety.

- Section 220-36.2 (H) (4) – to allow for relief to all aspects of the bylaw, as follows:

Special permits. In accordance with § 220-35, Subsection C, the Planning Board, acting as the special permit granting authority, may grant a special permit modifying the requirements of this section, provided it determines that such modification is consistent with the objectives set forth in § 220-36.2, Subsection A, ~~in the following cases:~~

~~(1)~~

~~Where an applicant can demonstrate, by means of a history of vandalism or other objective means, that an extraordinary need for security exists;~~

~~(2)~~

~~Where an applicant can show that conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas;~~

~~(3)~~

~~Where a minor change is proposed to an existing, nonconforming lighting installation, such that it would be unreasonable to require replacement of the entire installation; and~~

~~(4)~~

~~Where it can be demonstrated that, for reasons of the geometry of the lot, building or structure, complete shielding of direct light is technically infeasible.~~

Or take any action relative thereto.

ARTICLE 12
Planning Board

To see if the Town will vote to amend Article 17 (Solar Energy Systems) of the Lancaster Zoning Bylaw as follows:

- Section 220-76 (E) (1) – to allow for reduced setback and buffer strip requirements, as follows (new language in bold):

(E) Conditions. The Planning Board may impose any conditions upon site plan approval deemed necessary to achieve the purpose of this bylaw, such as, but not limited to, the following:

(1) Greater than Reduction or increase of minimum setback requirements and reduction of buffer strip requirements;

- Section 220-76 (J), (K), (L), (M) – to allow for waivers of design standards and other requirements, by adding a new Section 220-76(N), as follows:

(N) The Planning Board may, in conducting site plan review, waive one or more of the requirements of Sections (J), (K), (L), (M), above, in its sole discretion under appropriate circumstances.

Or take any action relative thereto.

ARTICLE 13
Planning Board

To see if the Town will vote to amend the Town's Zoning Bylaw to add a new Article XVIII, entitled "**MARIJUANA ESTABLISHMENTS**", a copy of which has been placed on file with the Town Clerk and is available for review in the office of Community Development and Planning, to regulate the placement and use of Marijuana Establishments, as that term is defined in G.L. c.94G, §1 and the regulations promulgated thereunder, with the exception of Marijuana Retailers, which shall be prohibited, and to amend the Table of Contents accordingly to add Article XVIII, and further to amend the Use Regulation Schedule, Section 220-8.4, to add subsections F and G to provide for the placement of Marijuana Establishments in existing zoning districts in the Town and the prohibition of Marijuana Retailers throughout the Town, as follows:

§ 220-8.4. PUBLIC, HEALTH, EDUCATIONAL AND INSTITUTIONAL USES.								
Principal uses								
		Zoning Districts						Notes
Item	Use	R	NB	LI	LI2	GI	EZ	
F.	Marijuana Retailer	N	N	N	N	N	N	
G.	Marijuana Establishment (excluding Marijuana Retailers)	N	N	PB	PB	PB	PB	As regulated by Article XVIII of Ch. 220.

Or take any action relative thereto

<p style="text-align: center;">ARTICLE 14 Planning Board</p>
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To see if the Town will vote to amend the Town's General Bylaw by adding new Section 128 **MARIJUANA ESTABLISHMENTS**, that would provide as follows, and further to amend the Table of Contents to add 128, "Marijuana Establishments":

Marijuana Establishments

Consistent with G.L. c. 94G, §3 (a) (2), "Marijuana Retailers" as defined in G.L. c. 94G, §1, and the regulations promulgated thereunder, shall be prohibited within the Town of Lancaster.


Or take any action relative thereto

And you are directed to serve this Warrant by posting up attested copies thereof at the South Lancaster Post Office, the Center Post Office, the Fifth Meeting House and the Prescott Building, in said Town seven days at least before the time for holding said meeting. Hereof fail not and make due return of the Warrant with your doings thereon to the Town Clerk at the time and place of meeting aforesaid.

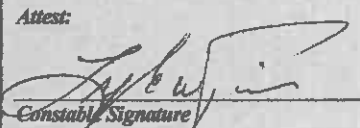
SELECTMEN OF LANCASTER


Stanley B. Starr, Jr., Chairman


Walter F. Sendrowski, Clerk


Mark A. Grasso, Jr., Member

Date of Execution 4/23/2019

CONSTABLE'S CERTIFICATION	
I hereby certify under the pains and penalties of perjury that I posted an attested a copy of this Warrant at the South Lancaster Post Office, the Center Post Office, the Fifth Meeting House, and the Prescott Building on the date attested. I further certify that this Warrant was posted in accordance with the By-laws of the Town of Lancaster and the provisions of M.G.L. c.39, §10.	
Attest:	
 Constable Signature	
<u>LYLE W. PIERCE</u> Print	Date: <u>4-24-18</u>

The full text of the Warrant is available in the Prescott Building and Thayer Memorial Library. The Warrant will also be available at Town Meeting.