

TOWN OF LANCASTER  
MASSACHUSETTS



**WARRANT**  
**for the**  
**2017 ANNUAL**  
**TOWN MEETING**

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

Beginning Monday, May 1, 2017 at 7:00 P.M.

**WARRANT FOR  
ANNUAL TOWN MEETING  
May 1, 2017  
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 first day of May 2016, 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 vote to transfer from free cash \$100,000 (One Hundred Thousand Dollars), to the Capital Stabilization Fund or act in any manner relating thereto.

*The Finance Committee recommends passage of this article.*

**ARTICLE 2  
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:	\$80,000
Funds to be expended by:	Police Department
Purpose:	To purchase two (2) Police Cruisers
Funding Sources:	Sale of Town Owned Land - \$25,000 Capital Stabilization Fund - \$45,138.91

**b. Engine 4 Pump Repair**

Amount:	\$14,559
Funds to be expended by:	Fire
Purpose:	Engine 4 Pump Repair
Funding Source:	Capital Stabilization

c. International Dump Truck		
Amount:		\$123,319
Funds to be expended by:		Cemetery
Purpose:		To purchase one (1) International Dump Truck
Funding Source:		Chapter 90

d. Replace/Restore Windows/Door		
Amount:		\$15,000
Funds to be expended by:		Thayer Memorial Library
Purpose:		To replace/restore windows/door
Funding Source:		Capital Stabilization

e. Design Lights		
Amount:		\$62,500
Funds to be expended by:		Community Development & Planning
Purpose:		Design lights at Intersection of 117/70
Funding Source:		Capital Stabilization

<p style="text-align: center;"><b>ARTICLE 3</b>  <b>Finance Committee</b>  <b>Board of Selectmen</b></p>
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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, 2017, or act in any manner relating thereto.

**The Budget for Fiscal Year 2018 will be available at Town Meeting**

*The Finance Committee will make a recommendation from the floor.*

<p style="text-align: center;"><b>ARTICLE 4</b>  <b>Water Enterprise Fund</b>  <b>Board of Public Works</b></p>
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To see if the Town will vote to appropriate \$934,037 (Nine Hundred Thirty-Four Thousand, Thirty-Seven Dollars) from the Water Enterprise Fund to finance the operation of the Water Department for the fiscal year beginning July 1, 2017 (*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
<b>Total Revenues</b>	<b>\$934,037</b>

<b>II. Costs Appropriated in the Enterprise Fund</b>	
Salaries and Wages	\$259,674
Expenses	\$311,501
Reserve Fund	\$45,000
Debt Principal	\$132,940
Debt Interest	\$35,880
<b>Indirect Costs to General Fund</b>	<b>\$152,039</b>
<b>Total Costs Appropriated in E. F.</b>	<b>\$934,037</b>

**ARTICLE 5**  
**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 FY2018 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 6**  
**Finance Committee**  
**Board of Selectmen**

To see if the Town will vote to authorize the Board of Selectmen to enter into lease purchase agreement in accordance with the provisions of G.L. c.44, §21C for a period in excess of three years for the purchase of Fire Ladder Truck, and to raise and appropriate or transfer from available funds a sum of money for the first year payment of such agreement, 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 pursuant to the provisions of G.L. c.44, §53E½, as most recently amended, to (1) establish the following revolving funds and fiscal year spending limits as set forth below, and further (2) to amend the General By-laws by inserting a new by-law, Chapter 216: Revolving Funds, establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, such bylaw to provide as follows:

**Chapter 216: Revolving Funds**

§216-1. There are hereby established in the Town of Lancaster pursuant to the provisions of G.L. c.44, §53E½, the following Revolving Funds, from which the specified department head, board, committee, or officer may incur liabilities against and spend monies from without appropriation in accordance with the limitations set forth in this by-law.

§216-2. Fringe benefits of full-time employees whose salaries or wages are paid from the fund shall also be paid from the fund.

§216-3. No liability shall be incurred in excess of the available balance of the fund.

§216-4. The total amount spent during a fiscal year shall not exceed the amount authorized by Annual Town Meeting or any increase therein as may later be authorized by the Board of Selectmen and Finance Committee in accordance with G.L. c.44, §53E½.

§216-5. Interest earned on monies credited to a revolving fund established by this by-law shall be credited to the General Fund.

§216-6. Authorized Revolving Funds

<b>REVOLVING FUND PROGRAM OR PURPOSE</b>	<b>DEPARTMENT RECEIPTS TO BE CREDITED TO FUND</b>	<b>REPRESENTATIVE OR BOARD ENTITY AUTHORIZED TO SPEND</b>
<i>Stormwater Management - Engineering fees</i>	Fees	Planning Board
<i>Library Charges -Books, materials, photocopy equipment and supplies</i>	Late book, materials, photocopy, lost item fees/charges	Library Trustees
<i>Recreation Committee - Program expenses and supplies</i>	Fees and charges	Recreation Committee
<i>Duval Road Sewer - Use and maintenance charges</i>	Fees and charges	Board of Selectmen
<i>Community Center -Program expenses</i>	Fees and charges	Board of Selectmen
<i>M.A.R.T -Wages/Expenses Senior Van</i>	Reimbursement – M.A.R.T Bus fees	Council on Aging
<i>Planning Board -Planning related Services/ expenses</i>	Fees	Planning Board
<i>Publications - reprinting expenses</i>	Publication fees	Town Clerk
<i>Recycling - Operating Expenses</i>	Donations-Fees-Sale of Products	Recycling Committee
<i>Community Development - Legal Ad publication &amp; re- printing</i>	Receipts for Advertising	Community Development & Planning
<i>Agricultural Commission - Farmer's Market/Other fees</i>	Fee and charges	Agricultural Commission
<i>Police Department -Operating Expenses</i>	Fees	Board of Selectmen

§216-7. Procedures and Reports. Except as provided in General Laws Chapter 44, §53E½ and this by-law, all applicable state and local laws and regulations that govern the receipt, custody, expenditure and payment of town funds shall apply to the use of revolving funds established and authorized by this by-law.

And, further, to establish the following fiscal year spending limit for such funds:

Authorized Revolving Funds	Fiscal Year Expenditure Limit
Stormwater Management	\$ 3,000
Library Charges	\$10,000
Recreation Committee	\$35,000
Duval Road Sewer	\$ 5,000
Community Center	\$25,000
M.A.R.T	\$55,000
Planning Board	\$25,000
Publications Reprinting	\$ 2,500
Recycling	\$10,000
Community Development/Legal Ads	\$ 2,500
Agricultural Commission	\$ 2,000
Police Department	\$ 1,000

Or take any other action relative thereto. *The Finance Committee recommends passage of this article.*

**ARTICLE 8**  
**Finance Committee**  
**Board of Selectmen**

To see if the Town will vote to appropriate \$145,000 (One Hundred Forty Five Thousand Dollars) from the Renewable Energy Enterprise Fund to finance the operation of the Landfill Solar Array for the fiscal year beginning July 1, 2017 (*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.*

<b>I. Renewable Energy Enterprise Revenues</b>	
Sale of Solar Energy Certificates	\$127,000
Qualified Energy Bond Subsidy	\$18,000
<b>Total Revenues</b>	<b>\$145,000</b>
<b>II. Costs Appropriated in the Enterprise Fund</b>	
Maintenance Expenses	\$25,272
Debt Principal and Interest	\$119,728
Capital	0
<b>Total Costs Appropriated in E. F.</b>	<b>\$145,000</b>

**ARTICLE 9**  
**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 \$311,911 (Three Hundred Eleven Thousand, Nine Hundred Eleven 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 10**  
**Finance Committee**  
**Board of Selectmen**

To see if the Town will vote to transfer \$151,000 (One Hundred Fifty-One Thousand Dollars) from Free Cash to the Other Post Employment Benefits Trust, or act in any manner relating thereto.

*The Finance Committee recommends passage of this article.*

**ARTICLE 11**  
**Finance Committee**  
**Board of Selectmen**

To see if the Town will vote to transfer \$500,000 (Five Hundred Thousand Dollars), from Free Cash to the Stabilization Fund, for the purpose of setting up Minuteman Regional debt payment, or act in any manner relating thereto.

*The Finance Committee recommends passage of this article.*

**ARTICLE 12**  
**Planning Board**

To see if the Town will vote to amend the Lancaster Zoning Bylaw as follows, or act otherwise in relation thereto.

1. Delete the present Section 220-8.7 (C) (1) (2) (3) Design Requirements and replace it with the following new Section 220-8.7 (C) (1) (2) (3):

**§ 220-8.7 Integrated Planning Overlay District (IPOD)**

**C. Design Requirements.**

- (1) The applicant must demonstrate to the satisfaction of the Planning Board that the amount and mix of types of development, and the travel demand management efforts such as car-pooling proposed for the Integrated Plan, will result in generation of no more than 20 auto trip ends per acre of Plan area. These trips ends should be calculated during the weekday afternoon peak traffic hour, as measured on the streets that provide access to the Plan area, net of pass-by trips and adjusted for estimated non-auto trips, such as walking among uses within the IPOD.
- (2) The allowed number of trip ends within the Integrated Plan may be increased above 20 per acre by the number of potential trip ends on other land within the IPOD that has been reduced below the limit of 20 trip ends per acre, through a restriction enabled by the developer(s) of the benefiting Integrated Plan, and made enforceable by the Town through a condition in the Integrated Plan special permit.
- (3) The maximum number of allowable dwelling units within an Integrated Plan shall not exceed 15 dwelling units per acre of lot area, including lot area devoted to non-residential uses, but exclusive of streets. The Integrated Plan shall document how that allowable total is to be distributed among lots within the Plan, including documentation of the minimum lot area per dwelling unit on each proposed lot, which may vary among locations within the Plan.

2. Delete the present Section 220-8.7 (E) (3) (g) Procedures and replace it with the following new Section 220-8.7 (E) (3) (g):

**E. Procedures**

(g) A traffic analysis indicating that full construction and occupancy as provided in the Integrated Plan will be in compliance with the 20 trips per acre limit, and also will not cause the peak hour traffic level of service to either be lower than reasonably expected from development not relying upon IPOD provisions, or below level of service "C" as defined in current publications of the Highway Research Board

<p style="text-align: center;"><b>ARTICLE 13</b> <b>Planning Board</b></p>
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To see if the Town will vote to amend the Lancaster Zoning Bylaw and the Official Zoning Overlay Map to create a Center Village Overlay District (CVOD), as follows:

1. Amend the Official Zoning Overlay Map, which map is part of the Zoning Map, to add the Center Village Overlay District as shown on the revised Official Zoning Overlay Map dated March 2017, a copy of which has been placed on file with the Town Clerk.
2. Amend Section 220-4 of the Zoning Bylaw to add the following to the list of zoning districts:

CVOD Center Village Overlay District

And further to amend Section 220-5.B of the Zoning Bylaw to add the following as a new subsection:

(7) The Center Village Overlay District (CVOD) is defined on the Official Zoning Overlay Map, as specified at 220 Attachment 3.

3. Amend Section 220-22.D (1) of the Zoning Bylaws to add the underlined language as follows:

D. Access to parking and loading areas.

- (1) No curb cut or access for parking or loading facilities shall exceed 30 feet in width and no maneuvering to enter a parking or loading space shall take place within a public right-of-way, except for the Center Village Overlay District (CVOD) where temporary parking on the street for unloading may be allowed. All loading operations shall be conducted from a side or rear yard.

4. Amend Section 220-23 of the Zoning Bylaws to label the existing language as subsection A, and to add the following new subsection B:

B. The Center Village Overlay District (CVOD) Parking Provision. Where the CVOD has space limitations, any off-street and on-street street parking opportunities will be considered during the site plan review. Assessment for traffic and public safety issues will be duly considered for the permitting of any proposals.

5. Add the following as Section 220-8.8 of the Zoning Bylaw:

**§ 220-8.8. Center Village Overlay District (CVOD).**

A. Establishment.

The Center Village Overlay District ("CVOD") is established as an overlay district. The boundaries of the CVOD are shown on the Official Zoning Overlay Map, which map is a part of the Zoning Map as defined in Section 220-5, on file with the Town Clerk. Within the CVOD, all requirements of the underlying zoning district(s) remain in effect except as altered by this bylaw. Where the requirements of this bylaw conflict with those of the underlying district, the requirements for this overlay district shall control.



## B. Intent and applicability.

In accordance with the Town of Lancaster Local Comprehensive Plan, the Center Village Overlay District (CVOD) is established to promote a more functional community center by allowing property owners flexibility in land use and site design in the traditional New England Village style.

The Center Village Overlay District shall create a core for small-scale establishments which would encourage compatible economic activity in this area. The Center Village Overlay District is intended to be a place where residents and visitors may visit and enjoy dining and retail establishments to complement their visit to the Town's municipal facilities, such as the Library, Town Hall and Community/Senior Center. To this end, the use and appearance of designated buildings in the Center Village Overlay District are important to the success of the Town's plans for the area, since these spaces define the ambiance and character of the area for pedestrians. The types of uses which would enhance the District include small-scale restaurants, cafes, bakeries, coffee shops and boutiques.

The Center Village Overlay District shall enhance the economic vitality of the Center Village by offering a needed mix of dining, retail and personal service establishments to residents and visitors. The Center Village Overlay District shall be a unique and identifiable place, landmark and destination for residents and visitors, and shall be readily understood to be part of the "heart of Lancaster". The district shall be well connected to the surrounding neighborhoods to encourage convenient pedestrian and bicycle access.

## C. Permitted uses.

Those uses permitted in the underlying zoning district shall be permitted in the CVOD, together with the following:

- Restaurants with no drive-in/drive-up facilities or entertainment
- Day camp accessory to a permitted use

But excepting the following, which are *not permitted*:

- Raising or keeping of poultry or livestock
- Outdoor storage of unregistered motor vehicles, unoccupied mobile homes, or commercial vehicles
- Mobile home for temporary dwelling purposes
- Boarding, training or veterinary care of animals
- Seasonal cottages or camping grounds

New uses allowed as of right, by special permit, or by lawful change of a nonconforming use, may only be allowed if the use is located within an existing structure, and does not reduce the number of available parking spaces on the site. Site plan review (Article X – Environmental Controls) is required for commercial and office uses.

Additions to gross floor area may be approved by the Building Commissioner for:

1. Architectural features which do not add usable area to a structure, such as chimneys, balconies, stairways, wing walls, bay windows, sills, pilasters, lintels, cornices, eaves, gutters, awnings, and steps, provided such architectural features do not extend more than 5 feet from the existing structure.
2. Structural features which do not add usable area to a structure, such as elevators, wheelchair ramps, and fire escapes (side and rear yard only), provided such structural features are the minimum necessary to serve the purpose for which they are intended.
3. Terraces and patios, uncovered decks and stoops, or similar features, provided that such features shall not extend above the height of the ground floor level of the structure.

D. Special permit uses.

Those uses allowed by special permit in the underlying zoning district shall be allowed by special permit in the CVOD, and in addition the following uses shall be allowed by special permit in the CVOD:

- Retail stores; craft, consumer, professional or commercial establishments dealing directly with the general public
  - Outdoor storage or display of goods
  - Commercial indoor amusement or recreation place or place of assembly
  - Health and fitness center
  - Medical clinics
  - Other offices, banks
  - Manufacture, assembly, packaging or treatment of goods sold or handled on the premises in connection with the principle use
  - Retail sales or restaurant as an accessory use to a permitted principle use
1. Any addition of gross floor area, or any reduction in the number of available parking spaces on the site, shall require a special permit under this section if the proposed parking does not meet the numerical minimum required by Article VI (Required Off-Street Parking).
  2. A single building may contain a restaurant use and another principal use permitted by right or by special permit upon issuance of a special permit from the Planning Board.

E. Design controls.

All proposed projects shall be subject to Section 220-35 (Design Guidelines) of the Lancaster Zoning Bylaw, as adopted and from time to time amended by the Planning Board.

**ARTICLE 14**  
**Planning Board**

To see if the Town will vote to amend § 220-53.B so that it reads as follows, or act otherwise in relation thereto.

- “B. Inconsequential change. Existing legally nonconforming lots, whether built upon or not, may be changed in shape or combined provided that the change does not thereby increase the number of potential building lots, or create or increase a nonconformity, as noted by the Planning Board in reviewing a plan submitted for endorsement that approval under the Subdivision Control Law is not required, or otherwise. Making such change shall not terminate the protection from current requirements provided in MGL c. 40A or in this bylaw.”

**ARTICLE 15**  
**Department of Public Works**

To see if the Town will vote to transfer the care, custody, and control of the parcel of land located on Packard Street, Map 34, Parcel 107, 86 feet wide and 140 feet in depth, from such board and for such purpose as they are presently held to the Board of Public Works for disposition by sale or lease pursuant to the provisions of M.G.L. Chapter 30B, Section 16 upon such terms and conditions as the Board of Public Works deems to be in the best interest of the Town, and further to authorize the Board of Public Works to take such actions and execute such documents and agreements as are necessary to effectuate the purpose of this article; or act in any manner relating thereto.

**ARTICLE 16**  
**Conservation Commission**

To see if the Town will vote to transfer the care, custody, and control of the following two parcels of land from such board and for such purpose as they are presently held to the Conservation Commission for conservation purposes pursuant to the provisions of M.G.L. Chapter 40, Section 8C, and by such transfer restrict, designate, and dedicate such land for conservation purposes so that the land shall be protected under Article 97 of the Amendments to the Massachusetts Constitution; or act in any manner relating thereto:

<u>Assessors' Map and Parcel</u>	<u>Street Address</u>	<u>Size (Ac)</u>	<u>Deed Book/Page</u>
14-0018.0	Rear Lunenburg Road	9.00±	5013/437
18-0065.0	Rear Lunenburg Road	15.00±	43644/68

**ARTICLE 17**  
**Conservation Commission**  
**Town Forest Committee**

To see if the Town will vote to transfer the care, custody, and control of the following two parcels of land from such board and for such purpose as they are presently held to the Conservation Commission for conservation purposes pursuant to the provisions of M.G.L. Chapter 40, Section 8C, and by such transfer restrict, designate, and dedicate such land for conservation purposes so that the land shall be protected under Article 97 of the Amendments to the Massachusetts Constitution, said parcels to be managed by the Town Forest Committee under the direction of the Conservation Commission; or act in any manner relating thereto:

<u>Assessors' Map and Parcel</u>	<u>Street Address</u>	<u>Size (Ac)</u>	<u>Deed Book/Page</u>
33-0082.0	Old County Road	20.00±	50448/236
33-0082.A	Old County Road	0.574±	50448/236

<p style="text-align: center;"><b>ARTICLE 18</b> <b>Citizen's Petition</b></p>
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To see if the Town of Lancaster Massachusetts will vote a certain network of roadway rights of ways, in their entirety, with associated roadway improvements, sewer, water and drainage infrastructure located therein all being situated within Eagle Ridge Estates located on the northerly side of Sterling road and westerly side of George Hill Road in Lancaster, Worcester County, Massachusetts and more particularly described as follows:

Four certain roadway rights of ways identified as:

**Mary Catherine Drive**, a 60-foot wide right of way commencing on the east side of Sterling Road, a public right of way, and extending northeasterly then northerly 3,447 feet, more or less, to its terminus and intersection with the Nicholas Drive right of way line and containing 4.76 acre, more or less, all as shown in detail on plans entitled "Definitive Subdivision Plan, Eagle Ridge Estates, Lancaster, Massachusetts, prepared for New Birchwood III Corp., Property of Rowlandson Estates Realty Trust, prepared by Seltec Engineering Inc., dated July 17, 1998", and recorded with Worcester District registry of Deeds in Plan Book 767, Plan 1 (Sheets 1-26) (the "Subdivision Plan").

**Shannon Way**, a 40-foot wide right of way commencing on the southeast right of way line of Mary Catherine Drive and extending southeasterly 985 feet, more or less, terminating in a cul-de-sac having right of way radius of 80.00 feet and contain 1.20 acre, more or less, all as shown in detail on plan entitled "Definitive Subdivision Plan, Eagle Ridge Estates, Lancaster, Massachusetts, prepared for New Birchwood III Corp., Property of Rowlandson Estates Realty Trust, prepared by Seltec Engineering Inc. dated July 17,1998", and recorded with Worcester District Registry of Deeds in Plan Book 767, Plan 1 (sheets 1-26) (the "Subdivision Plan").

**Nicholas Drive**, a variable width right of way, in-part 60 foot wide (4,100 feet more or less), in-part 40 foot wide (980 feet more or less) commencing on the west side of Mary Catherine Drive and extending westerly, then northerly, then easterly, then southerly and then again easterly 5,240 feet, more or less, terminating with cul-de-sac having a right of way radius of 80.00 feet and containing 7.02 acre, more or less, all as shown in detail on plans entitled "Definitive Subdivision Plan, Eagle Ridge Estates, Lancaster, Massachusetts, prepared for New Birchwood III Corp., Property of Rowlandson Estates Realty Trust, prepared by Seltec Engineering Inc., dated July 17, 1998", and recorded with Worcester District Registry of Deeds in Plan Book 767, Plan 1 (Sheets 1-26)(the "Subdivision Plan").

**Lindsey Way**, a 40-foot wide right of way commencing on the easterly right of way line of Nicholas Drive and extending easterly, then southeasterly 390 feet, more or less, and returning to and terminating on the westerly right of way line of Nicholas Drive and containing 0.37 acre, more or less, all as shown in detail on plans entitled "Definitive Subdivision Plan, Eagle Ridge Estates, Lancaster, Massachusetts, prepared for New Birchwood III Corp., Property of Rowlandson Estates Realty Trust, prepared by Seltec Engineering Inc., dated July 17, 1998", and recorded with Worcester District Registry of Deeds in Plan Book 767, Plan 1 (Sheets 1-26)(the "Subdivision Plan").

TOGETHER WITH:

**Parcel B, with improvements thereon**, containing 17,724 sq. ft., and shown on plan entitled "Plan of Land Eagle Ridge Estates, Lancaster, Massachusetts, prepared for Melanson Brothers Inc., Property of Eagle Estates, LLC" recorded with Worcester District Realty of Deeds in Plan Book 794, Plan 93. Said Parcel is conveyed with the Wildlife Corridor Easement as shown on said plan.

TOGETHER WITH:

**Lot 110, “Not to be considered a building lot”**, containing 14,000 sq. ft., and shown on a plan entitled “Definitive Subdivision Plan, Eagle Ridge Estates, Lancaster, Massachusetts, prepared for New Birchwood III Corp., Property of Rowlandson Estates Realty Trust, prepared by Seltec Engineering Inc. dated July 17, 1998”, and recorded with Worcester District Registry of Deeds in Plan Book 767, Plan 1 (Sheets 1-26)(the “Subdivision Plan”).

*The Planning Board does not recommend passage of this article*

<p style="text-align: center;"><b>ARTICLE 19</b> <b>Citizens’ Petition</b></p>
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To see if the Town of Lancaster, Massachusetts will vote a certain roadway right of way, in its entirety, with associated roadway improvements, water and drainage infrastructure and open space access located on the easterly side of Main Street/Route 117 in Lancaster, Worcester County, Massachusetts and more particularly described as follows:

One certain roadway right of way identified as:


**Devonshire Way**, a 40-foot wide right of way commencing on the easterly side of Main Street/Route 117, a public right of way, and extending generally westerly 2,650 feet, more or less, to terminating in a cul-de-sac with a 59 foot radius, with the entire roadway having an area of 3.36 acres, as shown in detail on plans entitled “Definitive Subdivision Plan”, Devonshire Estates, Lancaster, Massachusetts, prepared for Lancaster Development Trust, prepared by Ducharme and Dillis Civil Design Group, Inc. dated March 19, 2008 and recorded with the Worcester District Registry of Deeds, dated June 16, 2008 in Plan Book 868, Plan 45(sheets 1-7).

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 Town Hall, 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.

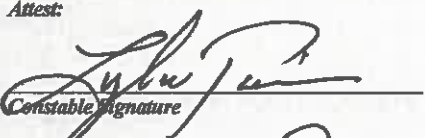
**SELECTMEN OF LANCASTER**

  
Stanley B. Starr, Jr., Chairman

  
Walter F. Sendrowski, Clerk

  
Mark A. Grasso, Jr., Member

Date of Execution 4/19/17

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 Town Hall 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>4-19-17</u>

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