

**WARRANT FOR
ANNUAL TOWN MEETING
May 6, 2013
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 sixth day of May 2013, 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 appropriate One Hundred and Fifty Thousand Dollars (\$150,000) to the Capital Stabilization Fund or act in a manner relating thereto
The Finance Committee recommends passage of this article.

[Two-thirds majority vote required for passage.]

**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.

a. Police Vehicle Purchase

Amount:	\$38,000
Funds to be expended by:	Police Department
Purpose:	To purchase one (1) police vehicle
Funding Source:	Sale of Town Owned Land

b. Elevator Construction

Amount:	\$100,000
Funds to be expended by:	Board of Selectmen
Purpose:	To design, construct and elevator for the Community Center and Memorial School Building(s)
Funding Source:	Capital Stabilization Account

The Finance Committee recommends passage of this article.

ARTICLE 3
Finance Committee
Board of Selectmen

To see if the Town will vote to raise and appropriate \$17,207,566 (Seventeen Million, Two Hundred and Seven Thousand, Five Hundred and Sixty Six Dollars) by taxation, by transfer from available funds, from the Water Enterprise Fund, 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, 2013, or act in any manner relating thereto.

The Budget for Fiscal Year 2014 will be available at Town Meeting

The Finance Committee will make a recommendation from the floor.

ARTICLE 4
Water Enterprise Fund
Board of Public Works

To see if the Town will vote to appropriate \$896,000 (Eight Hundred Ninety Six Thousand Dollars) from the Water Enterprise Fund to finance the operation of the Water Department for the fiscal year beginning July 1, 2013 (*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	884,000
Connection Fees	12,000
Water Enterprise Available Funds	0
Investment Income	0
Total Revenues	896,000
II. Costs Appropriated in the Enterprise Fund	
Salaries and Wages	204,468
Expenses	156,700
Reserve Fund	30,000
Debt Principal and Interest	168,130
Cross Connection	12,000
Budgeted Surplus	160,404
Capital Outlay (Truck, Furnace, Heaters, Meters)	49,000
Indirect Costs to General Fund	115,298
Total Costs Appropriated in E. F.	896,000

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 FY2014 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
Board of Selectmen

To see if the Town will vote amend the Wage and Compensation Schedule by increasing all amounts by three percent (3%) effective July 1, 2013, as shown on the below chart, or act in a manner relating thereto.

	Step 1	Step 2	Step 3	Step4	Step 5	Step 6	Step 7	Step 8
1 hourly	9.97	10.38	10.82	11.27	11.73	12.24	12.73	13.25
annual	20,818.20	21,678.45	22,581.72	23,528.00	24,495.79	25,549.60	26,581.91	27,671.77
2 hourly	11.60	12.07	12.59	13.13	13.67	14.23	14.83	15.44
annual	24,216.21	25,205.50	26,280.82	27,420.66	28,538.99	29,721.84	30,969.22	32,238.95
3 hourly	12.72	13.26	13.80	14.24	15.00	15.61	16.27	16.94
annual	26,560.40	27,678.74	28,818.58	29,731.45	31,313.32	32,603.70	33,980.11	35,373.30
4 hourly	13.77	14.35	14.95	15.58	16.23	16.91	17.61	18.33
annual	28,754.06	29,958.42	31,205.79	32,539.18	33,894.09	35,313.51	36,775.94	38,283.76
5 hourly	14.79	15.40	16.04	16.72	17.42	18.15	18.89	19.67
annual	30,883.19	32,152.07	33,485.46	34,904.89	36,367.32	37,894.28	39,442.74	41,059.89
6 hourly	15.27	15.93	16.60	17.29	18.00	18.77	19.54	20.34
annual	31,893.99	33,270.40	34,668.32	36,109.25	37,593.19	39,184.66	40,797.64	42,470.34
7 hourly	16.53	17.21	17.94	18.68	19.46	20.27	21.10	21.96
annual	34,517.77	35,937.19	37,464.15	39,012.61	40,625.59	42,324.60	44,066.61	45,873.34
8 hourly	17.22	17.95	18.69	19.48	20.29	21.14	22.01	22.92
annual	35,958.70	37,485.66	39,034.12	40,668.60	42,367.61	44,131.13	45,959.18	47,843.50
9 hourly	17.98	18.74	19.52	20.35	21.20	22.06	22.98	23.93
annual	37,550.17	39,120.14	40,754.63	42,496.65	44,260.17	46,066.71	47,980.78	49,947.99
10 hourly	19.63	20.46	21.32	22.22	23.16	24.12	25.12	26.15
annual	40,991.20	42,711.71	44,518.25	46,389.30	48,367.89	50,367.99	52,454.11	54,604.73
11 hourly	22.32	23.26	24.23	25.24	26.27	27.39	28.52	29.69
annual	46,604.37	48,561.45	50,583.05	52,690.68	54,841.32	57,185.52	59,551.22	61,992.82
12 hourly	22.86	23.82	24.83	25.86	26.92	28.04	29.23	30.43
annual	47,722.70	49,744.30	51,851.93	54,002.57	56,217.73	58,540.42	61,035.16	63,537.60
13 hourly	24.76	26.03	27.12	28.25	29.44	30.67	31.94	33.25
annual	51,701.39	54,346.67	56,626.35	58,992.06	61,465.29	64,046.06	66,691.35	69,425.69
14 hourly	27.92	29.10	30.30	31.58	32.89	34.28	35.71	37.17
annual	58,303.85	60,755.58	63,271.83	65,938.62	68,669.94	71,573.30	74,562.69	77,619.76
15 hourly	29.45	30.60	31.95	33.31	34.68	36.14	37.66	39.20
annual	61,486.80	64,271.16	66,712.85	69,551.70	72,412.05	75,465.96	78,627.40	81,851.12
16 hourly	30.62	31.89	33.23	34.62	36.07	37.56	39.14	40.75
annual	63,938.53	66,583.81	69,379.65	72,283.01	75,315.41	78,433.84	81,724.32	85,075.02

ARTICLE 7
Finance Committee
Board of Selectmen

To see if the Town will vote to authorize the following FY-2014 Revolving Funds, in accordance with G.L. c. 44, §53E½, or act in any manner relating thereto:

Revolving Fund	Authorized To Expend	Revenue Source	Use of Fund	Spending Limit	FY2013 Balance Disposition
Stormwater Management	Planning Board	fees	Engineering fees	\$3,000	Available for Expenditure
Library Charges	Library Trustees	Late book, materials, photocopy, lost item fees/charges	Books, materials, photocopy equipment and supplies	\$8,000	Available for Expenditure
Recreation Committee	Recreation Committee	Fees/charges	Program expenses and supplies	\$35,000	Available for Expenditure
Duval Road Sewer	Board of Selectmen	Fees charges	Use and maintenance charges	\$5,000	Available for Expenditure
Community Center	Board of Directors	Fees/charges	Program expenses	\$2,000	Available for Expenditure
M.A.R.T.	Council on Aging	Reimbursement – M.A.R.T Bus fees	Wages/Expenses Senior Van	\$55,000	Available for Expenditure
Planning Board	Planning Board	Fees	Planning related Services/ expenses	\$20,000	Available for Expenditure
Publications Reprinting	Town Clerk	Publication Fees	Publications reprinting expenses	\$2,500	Available for Expenditure
Recycling	Recycling Committee	Donations-Fees-Sale of Products	Operating Expenses	\$15,000	Available for Expenditure
Community Development/Legal Ads	Community Development & Planning	Reimbursement for Advertising	Legal Ad publication & re-printing	\$2,500	Available for Expenditure
Agricultural Commission	Agricultural Commission	Fee/charges	Farmer's Market/Other fees	\$2,000	Available for Expenditure
Conservation Consultants	Conservation Commission	Fee from applicants	Conservation consultant services	\$15,000	Available for Expenditure
Police Department	Board of Selectmen	Cruiser Fee	Operating Expenses	\$1,000	Available for Expenditure

The Finance Committee recommends passage of this article

Article 8
Board of Selectmen

To see if the Town will vote, pursuant to General Laws Chapter 82, Section 21, to accept the alteration of the layout of South Bolton Road, a public way in the Town, as ordered by the Board of Selectmen and more or less shown on a plan entitled “Route 110/Old Common Road/Center Bridge Road Preliminary Right of Way Plan in the Town of Lancaster, Worcester County, Massachusetts Department of Transportation, Highway Division Intersection Improvements Project,” prepared by BETA Group, Inc., dated January 14, 2011, revised through September 10, 2012, and further to discontinue as a public way the portion of South Bolton Road between its intersection with Center Bridge Road/High Street Extension and the proposed relocation of South Bolton Road as approximately shown on the aforesaid plan, and to authorize the Board of Selectmen to acquire, by gift, purchase, or eminent domain, such property interests in said altered portion of the layout as may be required to complete said layout alteration, and to release and convey any and all right, title and interest held by the Town in said discontinued portion, on such terms and conditions, and for such consideration, which may be nominal consideration, as the Board of Selectmen deems appropriate, or take any other action relative thereto.

**Article 9
Board of Selectmen**

To see if the Town will vote to accept any public funds for repairs to roadways, culverts, bridges, water systems, tree planting, and snow removal, and to authorize the Collector-Treasurer to take from available funds or to borrow in anticipation of authorized reimbursements, or act in any manner relating thereto.

**ARTICLE 10
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 \$469,704 (Four Hundred Sixty Nine Thousand, Seven Hundred and Four 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.

**ARTICLE 11
Board of Selectmen**

Authorize the Board of Selectmen to enter into an agreement, pursuant to Chapter 40, Section 4 of the Massachusetts General Laws, for the servicing of the municipal street light system with another municipality, and/or its Municipal Light Department, on such terms and conditions as the Board of Selectmen deems reasonable, appropriate and in the best interest of the Town, or act in any manner relating thereto.

[The provisions of G.L. c. 40, sec. 4A authorize the Town, through its Board of Selectmen, to enter into intermunicipal agreements without the approval of Town Meeting. Authorization is not required under G.L. c. 40, sec. 4 to enter into contracts generally; Town Meeting authorization is, however, required for contracts in excess of three years subject to G.L. c. 30B.]

**ARTICLE 12
Board of Selectmen**

To see if the Town will vote to amend various sections of the Lancaster Zoning Bylaw, Chapter 220 of the Town Code, in the manner set forth below, with deletions appearing in ~~strike through~~ font, and insertions appearing in **bold font** so as to delete the Limited Office (LO) district and add an Enterprise (EZ and EZ-A) district, and to make various revisions to the Zoning Bylaws to effectuate this change:

1. Amend §220-4, Establishment of Districts, by deleting the Limited Office (LO) district and adding the Enterprise (EZ and EZ-A) district after the Highway Business district, as follows:

For the purposes of this bylaw, the Town of Lancaster is hereby divided into zoning districts as follows:

	<u>Name of District</u>
R	Residential
NB	Neighborhood Business
HB	Highway Business

LO	Limited Office [Added 5-3-1988]
EZ EZ-A	Enterprise Enterprise Retail Subdistrict A (The requirements of the EZ district apply to the EZ-A subdistrict unless otherwise noted.)
LI	Light Industry
LI2	Light Industry 2 [Added 5-5-2003]
GI	General Industry
F	Floodplain (overlays all other districts: see Article VII)
WR	Water Resource (overlays other districts: see §220-39)
PWSOD	Personal Wireless Service Overlay District (see Article XI) [Added 5-5-2008 ATM by Art. 14]
IPOD	Integrated Planning Overlay District [Added 5-4-2009 ATM by Art. 12]

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2. Amend §220-5, Zoning Map, Subsection A, Basic District Map, by deleting the LO district and adding the Enterprise district after the HB district, as follows:

A. Basic District Map. The boundaries of the R, NB, HB, ~~LO~~, **EZ (including EZ-A)**, LI, LI2 and GI Zoning Districts are defined and bounded on a map originally dated December 15, 1990, entitled "Zoning Map, Lancaster, Massachusetts," as amended from time to time, which, together with all boundaries, notations and other data shown thereon, is made part of this bylaw. That map, as amended, is on file in the office of the Town Clerk.

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3. Amend §220-8, Use Regulation Schedule, by deleting the LO district column and adding in a new column for the EZ district, and deleting Heliports as a principal use and allowing it as an accessory use, as follows:

Town of Lancaster

Use Regulation Schedule
§ 220-8**KEY:**

P = A use permitted as a matter of right in the district, subject to all applicable dimensional and special regulations.

SP = A use permitted only upon granting of a special permit by the Board of Appeals, subject to any additional limitations which may be required by the Board.

PB = A use permitted only upon granting of a special permit by the Planning Board, subject to any additional limitations which may be required by the Board.

N = A use prohibited in the district.

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
§ 220-8.1. RESIDENTIAL USES.										
Principal uses										
A.	Single-family detached dwelling	P	P	N	N	N	N	N	N	One per lot.
B.	Two-family dwelling	P	N	N	N	N	N	N	N	Only by conversion of single-family dwelling existing 2-13-1950, without exterior building change except for required exits and ventilation, and the total habitable floor area of at least 1,536 square feet.
C.	Living facility for seniors	SP	N	N	N	N	N	N	PB	See § 220-9A.
D.	Multifamily dwelling other than a living facility for seniors	SP	N	N	N	N	N	N	N	Either as provided at § 220-9C or as provided at § 220-15D.
E.	Mobile home as principal use	N	N	N	N	N	N	N	N	
Accessory uses										
AA.	Rental of one or two rooms within a single-family detached dwelling, without housekeeping facilities	P	P	P	P	P	P	P	P	
AB.	Accessory apartment in a single-family dwelling with no change in the principal use of the premises	SP	SP	SP	SP	SP	SP	SP	SP	See § 220-9G.

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
BB.	Central dining, recreation and administrative facilities exclusively for the tenants of group facilities	P	P	P	P	P	P	P	P	
CC.	Home occupation or professional office, as provided at § 220-9D	P	P	P	P	P	P	P	P	Occupying no more than 300 square feet floor area.
		SP	P	P	P	P	P	P	P	Occupying over 300 square feet floor area.
DD.	Accessory buildings for noncommercial use by residents of the premises only, such as garages, boathouses, storage sheds, greenhouses	P	P	P	P	P	P	P	P	
EE.	Outdoor storage in side and rear yards only of no more than one of each: (1) unregistered motor vehicle; (2) unoccupied mobile home; (3) commercial vehicle with (except farm equipment on farms) not more than four wheels.	P	P	P	P	P	P	P	P	All parts are to be attached and in place, and at any subsequent change of ownership of the premises all partially disassembled or inoperative equipment shall no longer be stored outdoors.
FF.	A mobile home for temporary dwelling purposes	P	P	P	P	P	P	P	P	Requires license application within three days of placing unit within Town; license to be for no more than 30 days.

		Zoning Districts								
Item	Use	R	NB	HB	LQ	LI	LI2	GI	EZ	Notes
§ 220-8.2. RURAL USES.										
Principal uses										
A.	Agriculture, horticulture, floriculture and viticulture exempted from prohibition by MGL c. 40A, § 3	P	P	P	P	P	P	P	P	
B.	Keeping of poultry or livestock on parcels of less than five acres or where otherwise not exempted by MGL c. 40A, § 3	SP	N	N	N	N	N	N	N	No building housing poultry shall be within 150 feet of a property line; no outdoor storage of odor-producing substances or fenced poultry shall be less than 100 feet from an off-premises dwelling, and no livestock shall be permitted within 50 feet of an off-premises dwelling.
C.	Retail sales of produce from agricultural and related uses, greenhouses, cider mills, sawmills, if not exempted by MGL c. 40A, § 3	SP	SP	SP	N	SP	SP	P	P	The major portion of goods sold must have been raised and prepared on the premises.
D.	Boarding, training, or veterinary care of more than two animals within a structure if not exempted by MGL c. 40A, § 3	SP	N	P	N	P	P	N	PB	
Accessory uses										
AA.	Roadside stands, as specified in MGL c. 40A, § 3	P	P	P	P	P	P	P	P	
BB.	Customary farm accessory buildings	P	P	P	P	P	P	P	P	

Item	Use	Zoning Districts								Notes
		R	NB	HB	LQ	LI	LI2	GI	EZ	
§ 220-8.3. RECREATIONAL AND AMUSEMENT USES.										
Principal uses										
A.	Seasonal cottages in institutional, group or commercial management, and camping grounds for tents or camp trailers	SP	N	N	N	N	N	N	N	Fire Department to be consulted re: adequacy of operating season access.
B.	Day camps, private playgrounds not part of a school	SP	N	N	N	N	N	N	N	No active play space within 100 feet of any residential lot line.
C.	Facilities for active outdoor recreation utilizing motorized equipment	SP	N	SP	N	SP	SP	N	PB	
D.	Other active outdoor recreation facilities in a predominantly natural setting	SP	N	P	P	P	P	N	P	
E.	Commercial indoor amusement or recreation place or place of assembly	N	N	P	N	N	N	N	P	See disturbance standard of § 220-36A.
F.	Airport, air landing strip, heliports	N	N	N	SP	SP	SP	SP	N	
G.	Drive-in movie theater	N	N	N	N	N	N	N	N	
H.	Health and fitness center	N	N	N	PB	PB	PB	N	P	
I.	Adult entertainment uses	N	N	N	N	N	-- ¹	N	N	
Accessory uses										
AA.	Accessory structures customarily incidental and subordinate to permitted principal uses	SP	P	P	P	P	P	P	P	Such accessory uses as food service, lounges, repair or sale of sporting equipment, etc., to be intended primarily for the convenience of members or customers of the principal facility.
BB.	Structures accessory to the practice of a sport, such as ski tows or jumps, boat landings or bath houses	SP	N	N	N	N	N	N	N	

¹ Editor's Note: As regulated under Article XII of Chapter 220, Zoning.

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
CC.	Summer schools as part of a seasonal camp, sport instruction	SP	N	N	N	N	N	N	P	
DD.	Dwellings for the owners and staff of uses permitted in § 220-8.3	P	P	P	P	P	P	P	P	
EE.	Day camp accessory to a permitted use	SP	N	N	P	N	N	N	P	
§ 220-8.4. PUBLIC, HEALTH, EDUCATIONAL AND INSTITUTIONAL USES.										
Principal uses										
A.	Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations	SP	SP	SP	SP	SP	SP	SP	SP	If personal wireless service facilities regulated under Article XI of Ch. 220.
		P	P	P	P	P	P	P	P	If not regulated under Article XI, and provided by a public service corporation or governmental agencies.
		SP	SP	SP	SP	SP	SP	SP	PB	If not regulated under Article XI, and provided by other than a public service corporation or governmental agency.
B.	Religious and educational uses	P	P	P	P	P	P	P	P	If exempt from prohibition under MGL c. 40A, § 3.
		SP	P	P	N	N	N	N	P	If a use, such as a commercial school, not exempt from prohibition under MGL c. 40A, § 3.
C.	Nonprofit community centers, places of public assembly, lodges, service or fraternal or civic corporations	P	P	P	P	P	P	P	P	If no more than 500 square feet used for assembly; to include no use customarily conducted as a business.
		SP	P	P	N	N	N	N	PB	If containing more than 500 square feet used for assembly; or a use customarily conducted as a business.
D.	Long-term care facility.	SP	N	N	N	N	N	N	PB	See § 220-9B.

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
Accessory uses										
AA.	Customary accessory uses if adjacent to the principal use or if permitted as a principal use	P	P	P	P	P	P	P	P	No play area to be within 100 feet of a residential district.
BB.	Other customary accessory uses	SP	SP	SP	SP	SP	SP	SP	PB	
CC.	Heliports	N	N	N		PB	PB	PB	PB	
§ 220-8.5. RETAIL, SERVICE AND OFFICE USES.										
Principal uses										
A.	Retail stores; craft, consumer, professional or commercial establishments dealing directly with the general public, unless more specifically listed below	N	P	P	N	P	P	N	P	1. If all displays, storage and sales conducted within a building; and no motorized vehicles handled. And 2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is less than 5,000 sq. ft.
		N	SP	P	N	SP	SP	N	PB	1. If having displays, storage or sales conducted outside a building; or if motorized vehicles are handled. Or 2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is between 5,000 and 100,000 sq. ft.
B.	Shopping center	N	N	P	N	N	N	N	PB	Within EZ district, permitted only within sub-district EZ-A See definition, § 220-3.
C.	Gasoline service stations, including minor repairs only	N	SP	P	N	P	P	N	PB	
D.	Sales, rental, and repairs of motor vehicles, mobile homes, farm implements or boats	N	N	P	N	P	P	N	P	
E.	Car washing establishments	N	N	SP	N	SP	SP	N	PB	
F.	Dry-cleaning and laundry establishments	N	P	P	N	P	P	P	PB	
G.	Funeral parlor, undertaking establishments	N	SP	SP	N	N	N	N	PB	
H.	Hotels, motels, inns	N	SP	SP	SP	N	N	N	PB	

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
I.	Restaurants	N	P	P	SP	P	P	P	P	If no drive-in or drive-through facility, no entertainment.
		N	SP	SP	N	N	N	SP	PB	If having drive-in or drive-through facilities or entertainment.
J.	Medical clinics, administrative offices of nonprofit organizations	N	PB	PB	PB	PB	PB	N	PB	
K.	Other offices, banks	N	P	P	P	P	P	P	P	
Accessory uses										
AA.	Outdoor storage or display of goods	N	N	P	P	P	P	N	P	See § 220-9F.
BB.	Manufacture, assembly, packaging or treatment of goods sold or handled on the premises in connection with the principal use	N	P	P	N	P	P	N	P	(1) Such operations not to occupy more than half of the floor area occupied by the principal use alone;
										(2) Not more than three persons to be so employed on the premises in a NB District or more than five in a HB District.
CC.	Retail sales or restaurant	N	P	P	SP	SP	SP	SP	P	Not to occupy more than 10% of the floor area of a structure chiefly devoted to other permitted uses.
DD.	Heliports	N	N	N		PB	PB	PB	PB	

Item	Use	Zoning Districts								Notes	
		R	NB	HB	LO	LI	LI2	GI	EZ		
§ 220-8.6. INDUSTRIAL USES.											
Principal uses											
A.	Printing, publishing, and assembly, finishing, or packaging of products	N	N	N	P	P	P	P	P		
B.	Other general industrial uses, including manufacturing and processing	N	N	N	N	SP	SP	P	PB	See § 220-9E. All buildings or structures to be at least 100 feet from any R District, or from any dwelling existing prior to adoption of this provision.	
C.	Structures for storage and distribution of goods, supplies, equipment and machinery	N	N	N	P	P	P	P	P		
D.	Garages for all types of repair of motorized equipment	N	N	N	N	N	N	P	N	No vehicle in an inoperative condition shall remain outdoors on the site in excess of 60 days; no more than five inoperative vehicles to be stored outdoors at any one time.	
E.	Open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials and contractor's yards	N	N	N	N	P	P	P	PB	All outdoor storage to be separated from any district line and from any lot line of a dwelling existing prior to adoption of this bylaw either by a screen or by a strip of at least 100 feet of dense natural vegetation.	
F.	Earth products removal	As regulated by Article IX of Ch. 220.								See Article IX.	
G.	Junkyards, 3rd class car license premises, private dumps, whether as principal or accessory use	N	N	N	N	N	N	N	N		
H.	Research and development, engineering, assembly and construction of models, prototypes, samples and experimental products in connection with research, engineering, or development activities	N	N	N	SP	P	P	P	PB		

Item	Use	Zoning Districts								Notes
		R	NB	HB	LO	LI	LI2	GI	EZ	
Accessory uses										
AA.	One-family dwelling for personnel required for the safe operation or maintenance of a permitted use	N	N	N	N	N	N	P	PB	
BB.	Outdoor storage accessory to a principal use	N	N	N	N	N	N	P	PB	
CC.	Retail outlets for products of the principal industrial use	N	N	N	N	P	P	P	PB	(1) Off-street parking is provided in accordance with the standards for retail given in § 220-23;
										(2) The floor space devoted to retail equals no more than 1/4 the floor space devoted to the principal use.
DD.	Activities accessory to activities permitted in other districts as a matter of right, whether or not on the same parcel as the principal permitted use, which are necessary in connection with scientific research or scientific development or related production	SP	SP	SP	SP	SP	SP	SP	PB	The accessory use must not substantially derogate from the public good, per MGL c. 40A, § 9.
EE.	Heliports	N	N	N		PB	PB	PB	PB	

4. Amend §220-8.7 Integrated Planning Overlay District (IPOD), Subsection B, Basic Use Requirements, Paragraphs (5)(b) and (5)(d) by deleting the Light Industry district and adding the Enterprise district, as follows:

(b) Retail, service, and office uses permitted or allowed by special permit in the ~~Light Industry (LI)~~ **Enterprise** District are allowed within an Integrated Plan regardless of whether the Integrated Plan includes any portion of the ~~LI~~ **Enterprise** or other district allowing that use ...

(d) Medium or heavy industrial uses not allowed in a ~~Light Industry~~ **Enterprise** District per §220-9E(4) are expressly prohibited in the IPOD Districts.

5. Amend §220-9, Supplementary Use Regulations, Subsection E, Industrial Use Requirements, paragraph (4) by adding the Enterprise district, as follows:

- (4) There shall be no medium or heavy industrial uses in a Light Industry **or Enterprise** district (especially, but not limited to, any of the following: asphalt plants; blast furnaces; coke manufacture; creosote manufacture; chemical manufacture; gas manufacture; production or refining of petroleum products; manufacture of explosives, fireworks or highly flammable substances; and/or storage, collection, treatment, burial, incineration, or disposal of radioactive or other wastes).

6. Amend §220-10, Lot Dimensions, Subsection A, Lot Area, as follows

Add the EZ district to paragraph (1) as follows:

- (1) HB, LI, LI2, **EZ**, and GI Districts: minimum lot area = 64,000 square feet.

Delete paragraph 2, which currently reads:

~~(2) LO Districts: minimum lot area = three acres.~~

7. Amend §220-11, Yard Dimensions, Subsection A, Front Yard Setback, as follows:

In paragraph 1, delete the reference to the LO district and add a front yard setback requirement of 40' for EZ, except the front yard setback shall be 100' in EZ when an EZ lot faces a lot across the street in a Residential district, as follows:

- (1) ~~Not less than 100 feet in the LO District,~~ **40 feet in EZ (except that the front yard setback shall be 100 feet for a lot facing a lot across a street that lies in a Residential district),** 40 feet in the LI and LI2 Districts, or 30 feet in other districts, measured from the street sideline, or the following measured from the street center line, if more restrictive:
 - (a) Arterial Street: 74 feet.
 - (b) Collector Street: 60 feet.
 - (c) Minor Street: 55 feet.

8. Amend §220-11, Yard Dimensions, Subsection B, Side and Rear Yard Setback, as follows:

By adding a new paragraph (1) (and renumbering the existing paragraphs) to specify a setback of 30 feet for the EZ district, or 100 feet when abutting a residential district or dwelling, and renumbering the remaining sections, as follows:

(1) In EZ, not less than 30 feet, except the setback shall be increased to 100 feet when abutting any residential district or existing dwelling.

Delete the LO district in existing paragraph (2), as follows:

(2) ~~LO~~, LI and LI2 Districts: not less than 30 feet, except increased to 50 feet when abutting any Residential district or existing dwelling.

9. Amend §220-11, Yard Dimensions, Subsection C, Permitted Uses in Required Yards, paragraph (3) by deleting the LO district and adding the EZ district, which will require separation of 100 feet between accessory storage or parking lots and lots in a Residence district or in residential use, as follows:

(3) Side and rear yards in HB, ~~LO~~, **EZ**, LI, LI2 and GI Districts may be occupied by parking or by permitted accessory outdoor storage provided that no parking or storage is closer than 50 feet **(except 100 feet in the EZ district)** to any Residence district or to any dwelling existing prior to the adoption of this bylaw, and in ~~LO~~, **EZ**, LI or GI Districts, such parking or storage must be thoroughly screened by dense natural vegetation of a suitable height to conceal these areas.

10. Amend §220-11, Yard Dimensions, by adding a new Subsection E, EZ District Waivers, to allow the Planning Board to grant a waiver from the yard requirements by special permit if the requirements would unreasonably restrict development of a property, as follows:

E. EZ District Waivers: The Planning Board may grant a special permit to waive compliance with the Yard Dimensions of §220-11 for the EZ District if it finds that due to the size, shape, or natural conditions of the property the yard requirements would not allow reasonable development of the site. In granting a special permit, the Board may impose conditions to protect the public interest and minimize impacts on residential properties or the environment. The Board shall not grant a waiver to allow a yard dimension that is less than fifty feet (50').

11. Amend §220-12, Building Dimensions, Subsection A, Building or Structure Height, to specify a building height of 40 feet in the EZ district, as follows:

A. Building or structure height. No building or portion thereof or other structure of any kind shall exceed 40 feet building or structure height in the LI, LI2, GI, **and EZ** ~~LO~~ Districts or 32 feet in any other district...

12. Amend §220-28 Permitted Forms of Illumination, Subsection B, In Other Districts, by deleting the LO district and adding the EZ district, as follows:

B. In other districts. Illumination of signs and outdoor areas in NB, HB, ~~LO~~, **EZ**, LI, LI2 and GI Districts shall be indirect.

13. Amend §220-34, Site Plan Review, Subsection C, Drawing Requirements, by deleting the LO district and adding the EZ district, as follows:

C. Drawing requirements. A site plan shall be submitted ... For premises in the Light Industry, Light Industry 2 or ~~Limited Office~~ **or Enterprise** District, submittals to the Planning Board shall also include ground floor plans and architectural elevations.

14. Amend §220-35, Design Guidelines, Subsection B, Building Design, by deleting the LO district and adding the EZ district, as follows:

B. Building design. Within Light Industry, Light Industry 2 or ~~Limited Office~~ **Enterprise** Districts, approval of proposals subject to review ...

15. Amend §220-37.1, Landscaping Requirements, by adding a new Subsection J., Enterprise District Vegetated Buffer, as follows:

J. Enterprise district vegetated buffer: In lieu of §220-37.1.F, whenever a development in an Enterprise District abuts a residential property or residential district, the development shall provide a vegetated buffer for a parallel depth of one hundred feet (100') from the abutting side/rear property lines. The buffer zone shall consist of existing natural vegetation supplemented with a variety of trees and shrubs in order to provide visual relief from the proposed development. The approving board may require a vegetated border along the residential property or district that consists of staggered rows of shrubs and trees, the majority of which shall be evergreen. The border vegetation shall reach a height of ten feet (10') within four years of planting and shall provide visual screening of the development.¹ The approving board may waive the requirements of this section if it determines that the abutting property is unbuildable or visually separated by natural or topographic features.

Add footnote 1 as follows:

¹ The Town Planner may provide a list of recommended plantings to achieve this purpose.

16. Amend §220-52, Nonconforming Uses, paragraph D, Dwellings in Nonresidential Districts, by deleting the LO district and adding the EZ district, as follows:

D. Dwellings in nonresidential districts. Any lot in an HB, LI, LI2, ~~LO~~ **EZ**, or GI District which was in existence and in separate ownership from all adjoining land on May 3, 1988, and which has a minimum of 5,000 square feet of area and 50 feet of frontage on a way which meets the adequacy requirements referenced in §220-10B of this bylaw, may be used for one single-family detached dwelling.

17. Amend §220-63, Concept Plan, Subsection A, by deleting the LO district and adding the EZ district, as follows:

A. Petitioners for Zoning Map change to NB, HB, ~~LO~~ **EZ**, LI, LI2 or GI Districts shall, prior to their public hearing, submit a concept plan to the Planning Board with the exception of petitions submitted by the Planning Board. A concept plan shall consist of the following:

Or take any action relative thereto.
[Two-thirds majority vote required for passage.]

<p style="text-align: center;">ARTICLE 13 Board of Selectmen</p>
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To see if the Town will vote to amend the Lancaster Zoning Map by deleting the Limited Office (LO) district, adding an Enterprise (EZ) district (which includes an EZ-A subdistrict), and re-zoning land currently zoned LO, HB and LI to EZ, as shown on the map entitled "Proposed Enterprise District" prepared by the Montachusett Regional Planning Commission

dated January 2013, as on file in the Office of the Town Clerk, or take any action relative thereto.

[Two-thirds majority vote required for passage.]

ARTICLE 14
Board of Selectmen

To see of the Town will vote to approve an Agreement for Payment in Lieu of Taxes (PILOT) pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 38H(b), and Chapter 164, Section 1, in a certain amount for a period of 20 years with Brockelman Road Solar 1, for real and personal property relating to the installation of a solar energy generation facility on the land on Brockelman Road shown as Parcel 6 on Assessor's Map 23 and being more fully described as Manny's Dairy Farm, which Agreement is on file and available for review at the Town Clerk's office, or act in a manner relating thereto.

ARTICLE 15
Board of Selectmen

To see of the Town will vote to approve an Agreement for Payment in Lieu of Taxes (PILOT) pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 38H(b), and Chapter 164, Section 1, in a certain amount for a period of 20 years with UGT Solar, for real and personal property relating to the installation of a solar energy generation facility on the land on Shirley Road shown as Parcel on Assessor's Map and being more fully described as Shirley Airport, or act in a manner relating thereto.

ARTICLE 16
Board of Selectmen

To see if the Town of Lancaster will vote to amend the Lancaster Zoning Bylaw, Chapter 220, Article V, by adding a new Section 220-16, **TEMPORARY MORATORIUM ON MEDICAL MARIJUANA TREATMENT CENTERS**, that would provide as follows, and further to amend the Table of Contents to add Section 220-16, "Temporary Moratorium on Medical Marijuana Treatment Centers":

A. PURPOSE

By vote at the State election on November 6, 2012, the voters of the Commonwealth approved a law regulating the cultivation, distribution, possession and use of marijuana for medical purposes. The law provides that it is effective on January 1, 2013 and the State Department of Public Health is required to issue regulations regarding implementation within 120 days of the law's effective date. Currently under the Lancaster Zoning Bylaw, a Medical Marijuana Treatment Center is not a permitted use in the Town of Lancaster and any regulations promulgated by the State Department of Public Health are expected to provide guidance to the Town in regulating medical marijuana, including Medical Marijuana Treatment Centers. The regulation of medical marijuana raises novel and complex legal, planning, and public safety issues and the Town needs time to study and consider the regulation of Medical Marijuana Treatment Centers and address such novel and complex issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of medical marijuana treatment centers and other uses related to medical marijuana. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Medical Marijuana Treatment Centers 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

“Medical Marijuana Treatment Center” shall mean a “not-for-profit entity, as defined by Massachusetts law only, registered by the Department of Public Health, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.”

C. TEMPORARY MORATORIUM

For the reasons set forth above and notwithstanding any other provision of the Lancaster Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for a Medical Marijuana Treatment Center. The moratorium shall be in effect through June 30, 2014. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of medical marijuana in the Town, consider the Department of Public Health regulations regarding Medical Marijuana Treatment Centers and related uses, and shall consider adopting new Zoning Bylaws to address the impact and operation of Medical Marijuana Treatment Centers and related uses.

Or take any action relative thereto.

[Two-thirds majority vote required for passage.]

<p style="text-align: center;">ARTICLE 17 Finance Committee Board of Selectmen</p>

To see of the Town will vote to transfer from Water Free Cash 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.

a.	North Main Street Water Line
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Amount:	\$200,000
Funds to be expended by:	Board of Board of Public Works
Purpose:	Clean and Reline North Main Street Water Line
Funding Source:	Water Retained Earnings

b.	Paint Water Storage Tank
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Amount:	\$150,000
Funds to be expended by:	Board of Public Works
Purpose:	Paint 1.5 million gallon storage tank
Funding Source:	Water Retained Earnings

The Finance Committee Recommends passage of this article

<p style="text-align: center;">ARTICLE 18 Citizen's Petition</p>
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To see if the Town will vote to amend the Zoning Bylaw to add a new subsection GG to Section 220-8.1 (Use Regulation Schedule – Residential Uses – Accessory Uses), as follows:

GG.	The raising and keeping of up to ten (10) chickens (common, domestic female chicks and hens, but no roosters) for non-commercial use by the residents of any lot with a minimum area of a half (1/2) acre or more	Y	Y	Y	Y	Y	Y	Y	The chickens must be kept in a coop or pen enclosure that is no less than 20 feet from any lot line.
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Or act in any manner relating thereto.
[Two-thirds majority vote required for passage.]

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

Jennifer B. Leone, *Chairman*

John P. Sonia, *Clerk*

Jean M. Syria, *Member*

Date of Execution

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

Date:

**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.**