

# FORM 1

Town: Lancaster, MA

“Pursuant to G.L. c. 40, § 32, I hereby request approval of the enclosed amendments to our town by-laws. G.L. c. 40, § 32, specifies that this request must be made within thirty (30) days after final adjournment of Town Meeting. The mandatory forms are included.”

1.) Town Meeting (*check one*): NOTE: If “Other” is selected, please specify (i), (ii), or (iii)

☐ Annual

☐ i.) Authorized by Charter

☒ Special

☐ ii.) Authorized by Special Act

☐ Other (*specify*)

☐ iii.) Authorized by By-Law

2.) Date Town Meeting First Convened: January 28, 2023

3.) Date(s) of Adjourned Sessions: \_\_\_\_\_

4.) Identify Warrant Article(s) Submitted: \_\_\_\_\_

Does any by-law submitted in this packet derive from a local option statute or a special act?

☒ No

☐ Yes (*if yes please submit Form 6*)

a.) Zoning 1

Does any by-law submitted in this packet, create or amend a by-law adopted under G.L. c. 40R (smart growth zoning by-law)?

☐ No

☐ Yes (*if yes please submit Form 6*)

b.) Historical District: \_\_\_\_\_

c.) General \_\_\_\_\_

d.) Charter Amendment (proposed amendments to  
an existing charter pursuant to G.L. c. 43B, § 10) \_\_\_\_\_

5.) Identify Zoning/Historical Maps Relating to Warrant Articles: \_\_\_\_\_

# FORM 1

6.) Town Counsel contact information:

Attorney: Ivria G. Fried  
Firm: Miyares & Harrington  
Mailing Address: 40 Grove Street  
City Wellesley State MA Zip Code 02482  
Phone Number 6174891600 Fax Number \_\_\_\_\_  
Email: ifried@miyares-harrington.com

7.) Town Clerk contact information:

Name (Print): Amanda J. Cannon  
Signature: \_\_\_\_\_  
Mailing Address: 701 Main Street  
City Lancaster State MA Zip Code 01523  
Phone Number 9783653326 Fax Number \_\_\_\_\_  
Email: acannon@lancasterma.gov  
Work Schedule: \_\_\_\_\_

8.) Planning Board member contact information:

Name (Print): Frank Streeter, Chair  
Mailing Address: 701 Main Street  
City Lancaster State MA Zip Code 01523  
Phone Number 9783653326 Fax Number \_\_\_\_\_  
Email: \_\_\_\_\_  
Work Schedule: \_\_\_\_\_

PLEASE ELECTRONICALLY FILE YOUR BY-LAW SUBMISSION PACKAGE AT:

**BYLAWS@STATE.MA.US**

# FORM 2

Town: Lancaster, MA

Date Town Meeting Convened: January 28, 2023

## Form 2 - Town Meeting Action

Please provide the following:

☒ **Submission #1, EXISTING BY-LAW.**

**One (1)** certified copy of the **entire main section** of the existing by-law within which each proposed amendment occurs. This requirement is very important because without the **full text** of the entire main section of the existing by-law being amended we will be unable to ascertain the full meaning of the proposed changes in context. By-law amendments include even minor technical changes in current by-laws, amendments to tables showing uses permitted in different zoning districts, and amendments which re-codify, reorganize or renumber existing by-laws previously approved by the Attorney General.

Note: if the Town's by-laws are available on the Internet, you may direct us to the website location rather than including a copy of the existing by-law being amended.

Existing by-law(s) may be found online at: <https://ecode360.com/attachment/LA2689/LA2689-220b%20Zoning%20>

☒ **Submission #2, TOWN MEETING ACTION.**

**One (1)** certified copy of the main motion, or amended main motion voted by town meeting, **with the date, article number, name of Town and votes thereon**. Because not all seals will show up when scanned and emailed, we request that you certify with "A true copy attest" language and your signature. Also, please include a copy of each floor amendment **favorably** acted upon by Town Meeting. We do not need copies of floor amendments that were unfavorably acted upon by Town Meeting.

☒ **Submission #3, FINAL VERSION OF BY-LAW AS AMENDED.**

**One (1)** certified copy of the by-law (Submission #1) **as amended** by town meeting (Submission #2).

For any vote requiring a **simple majority** it will be sufficient to certify that the moderator declared that the motion carried. Where the vote was unanimous, it will be sufficient to certify that the moderator declared that the motion carried unanimously.

For any vote requiring **more than a simple majority** and where the vote was **not unanimous** an **actual vote count** must be taken. Zoning by-laws and historic district by-laws require a two-thirds vote.

However, if the town has either **(a) by vote of this town meeting**, or **(b) in a previously adopted general by-law**, voted that a counted vote need not be taken and that the Moderator may **declare** that a 2/3ds vote has been achieved, then such declaration of the Moderator will be sufficient [see G.L. c. 39, § 15] (*select below*):

☒ If by (a), then please **attach** a certified copy of the Town Meeting action from this Town Meeting showing the vote to dispense with a counted vote.

☐ If by (b), then please provide the following:

The date on which it was adopted by town meeting:

Date: \_\_\_\_\_

The date it was approved by the Attorney General's Office:

Date: \_\_\_\_\_



# TOWN OF LANCASTER

OFFICE OF THE TOWN CLERK  
701 MAIN STREET  
LANCASTER, MA 01523

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## TO WHOM IT MAY CONCERN:

The following is a True Copy of ARTICLE 1 of the Town of Lancaster January 28, 2023 Special Town Meeting and the vote passed thereunder

To see if the Town will vote to amend the Official Zoning Map of the Town of Lancaster, 220 Attachment 2, by rezoning a portion of the parcel identified as Assessor's Map 8, Lot 45 of Lancaster, located within the Residential District, to the Enterprise District, such that the entirety of said parcel is located within the Enterprise District, and as further shown on a plan entitled "Proposed Re-Zoning Plan, Lancaster, MA," dated 8/31/22 and on file with the Town Clerk; or act in any manner relating thereto.



The town voted:

275 – No  
674 – Yes  
1 – Abstain  
TOTAL: 950

The moderator declares the article passes with at 2/3 majority. (70.9%)

A True Copy Attest

Amanda J. Cannon  
Town Clerk



**TOWN OF LANCASTER  
OFFICE OF THE SELECT BOARD  
PRESCOTT BUILDING  
LANCASTER, MA 01523**



**WARRANT FOR SPECIAL TOWN MEETING**

**JANUARY 28, 2023\***

**10 AM**

*\*Snow date(s): 1/28/23 – 1:00 PM; 1/29/23 – 10 AM*

**MARY ROWLANDSON ELEMENTARY SCHOOL**

**&**

**LUTHER BURBANK MIDDLE SCHOOL**

*103 Hollywood Drive • Lancaster, MA 01523*

The Town of Lancaster is an Open Town Meeting form of Government. The Town is committed to ensuring that each person who wishes to participate can do so in a manner that is consistent with the Americans with Disabilities Act (ADA.) Any individual requesting a reasonable accommodation shall contact the ADA Coordinator and Town Administrator Kate Hodges by email: [khodges@lancasterma.gov](mailto:khodges@lancasterma.gov) or telephone 978-365-3326. Reasonable accommodations are determined on an individual and confidential basis. Please make any requests for a reasonable accommodation by January 17, 2023. Requests for accommodation received after this date may not be able to be fulfilled.

**WARRANT FOR SPECIAL TOWN MEETING  
IN THE TOWN OF LANCASTER**

**January 28, 2023**

**Mary Rowlandson Elementary & Luther Burbank Middle Schools -- 10:00 AM**

**Worcester, ss.**

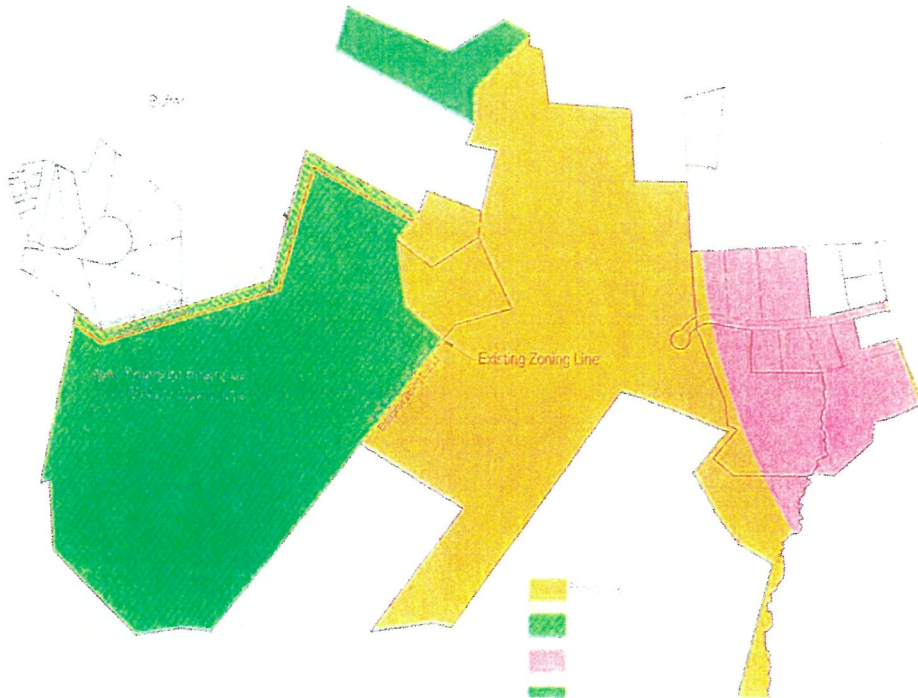
To any Constable of the Town of Lancaster in the County of Worcester,

**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 & Luther Burbank Middle Schools, 103 Hollywood Drive in said Lancaster on Saturday, the twenty-eighth day of January 2023, at 10:00 in the morning**, and to act on the following:

**ARTICLE 1  
Enterprise Re-Zone  
Select Board**

To see if the Town will vote to amend the Official Zoning Map of the Town of Lancaster, 220 Attachment 2, by rezoning a portion of the parcel identified as Assessor's Map 8, Lot 45 of Lancaster, located within the Residential District, to the Enterprise District, such that the entirety of said parcel is located within the Enterprise District, and as further shown on a plan entitled "Proposed Re-Zoning Plan, Lancaster, MA," dated 8/31/22 and on file with the Town Clerk; or act in any manner relating thereto.




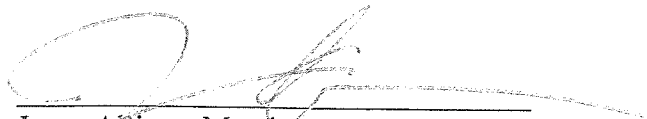
**SELECT BOARD RECOMMENDATION:**


**PLANNING BOARD RECOMMENDATION:**

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 fourteen 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.

**SELECT BOARD OF LANCASTER**

  
Stephen Kerrigan, Chair

  
Jason Allison, Members

  
Alexandra Turner, Clerk

**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

  
Print

Date: 1/4/23

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

# FORM 3

Town: Lancaster

Date Town Meeting Convened: January 28, 2023

## Form 3 - Maps: Zoning and/or Historic Districts

If no maps are being submitted to the Attorney General for approval, *do not* include this form in the package submitted.

TWO certified copies of the zoning and/or historic district map(s) are attached. ☒

### Guidelines for submission:

1. The preferred size for submitted maps is no larger than 24 inches by 36 inches.
2. The map must be of a scale that clearly shows the parcel(s) or boundaries affected by each article, suitably annotated to identify parcel(s) or boundaries. All changes should be shown in color or other method of highlighting the parcel(s) or boundaries affected.
3. If more than one article is being submitted with map changes, please identify each map with article number.
4. **Your certification must be affixed to the maps submitted.**
5. Maps may be electronically filed at [bylaws@state.ma.us](mailto:bylaws@state.ma.us) (or mailed to us at the Worcester address noted above). Electronically filed maps must still contain a certification; however, since not all seals will show up when scanned and emailed, we request that you certify the maps with “A true copy attest” language and your signature.



# TOWN OF LANCASTER

OFFICE OF THE TOWN CLERK  
701 MAIN STREET  
LANCASTER, MA 01523

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TO WHOM IT MAY CONCERN:

The following is a True Copy of the "Proposed Re-Zoning Plan, Lancaster, MA". Dated 8/31/2022.

Amanda J. Cannon  
Town Clerk

A True Copy Attest



**BOHLER** 

**CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES**

## REVISIONS

[illegible]

**FOR CONCEPT  
PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	W18122
DRAWN BY:	AJ
CHECKED BY:	EN
DATE:	07/08/2022
CAD LD.:	RE-ZONING PLAN-SCHLE

PROJECT:

### Proposed Re-Zoning Plan, Lancaster, MA

FOR \_\_\_\_\_

**702, LLC, OWNER;  
SELECT BOARD  
SPONSOR**

McGOVERN BOULEVARD  
EXTENSION  
McGOVERN BOULEVARD  
LANCASTER, MASSACHUSETTS  
WORCESTER COUNTY

BOHLER //

**352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772**  
Phone (508) 480-9900  
Fax (508) 480-9080  
***www.BohlerEngineering.com***

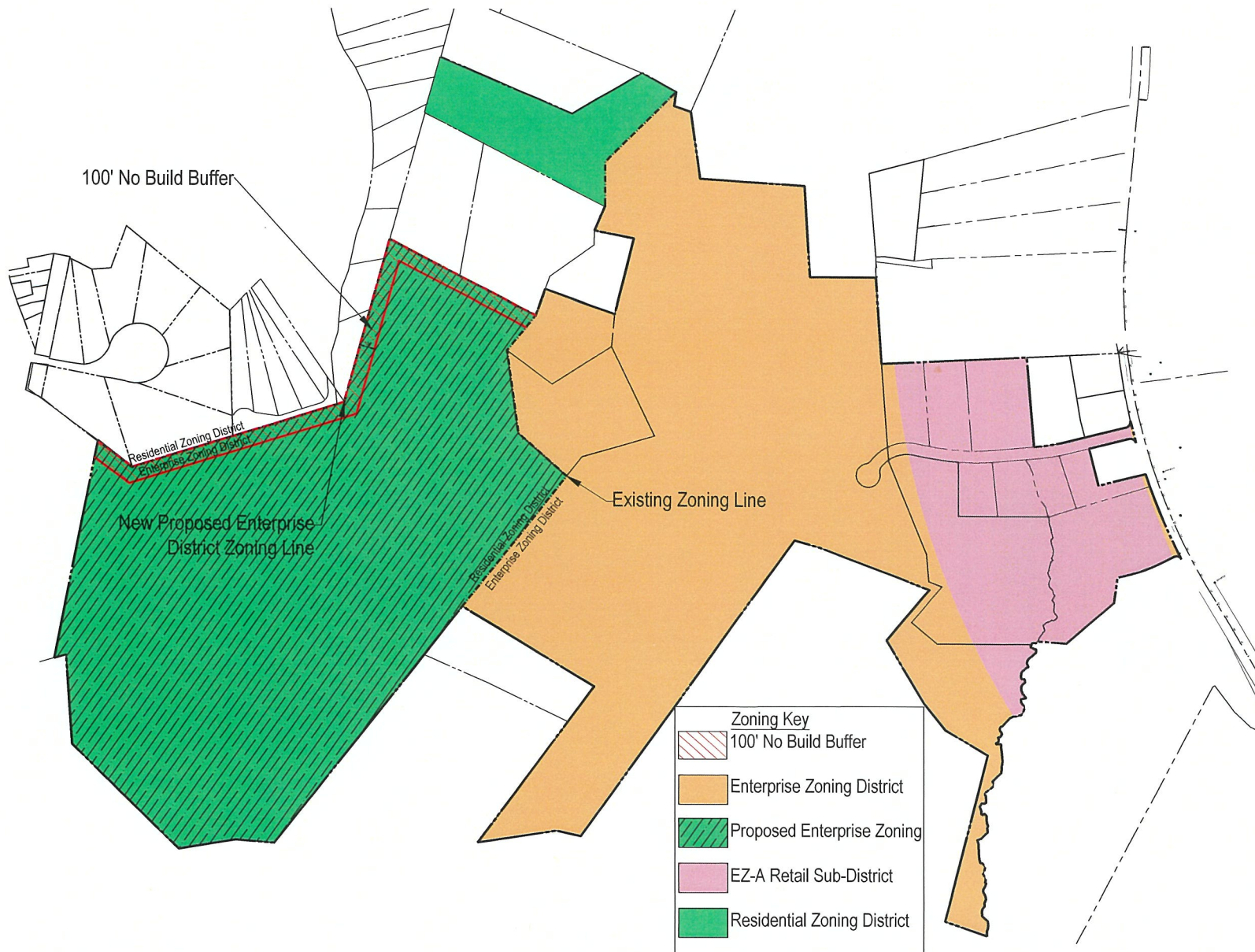
J.A. KUCICH

**SHEET TITLE:**

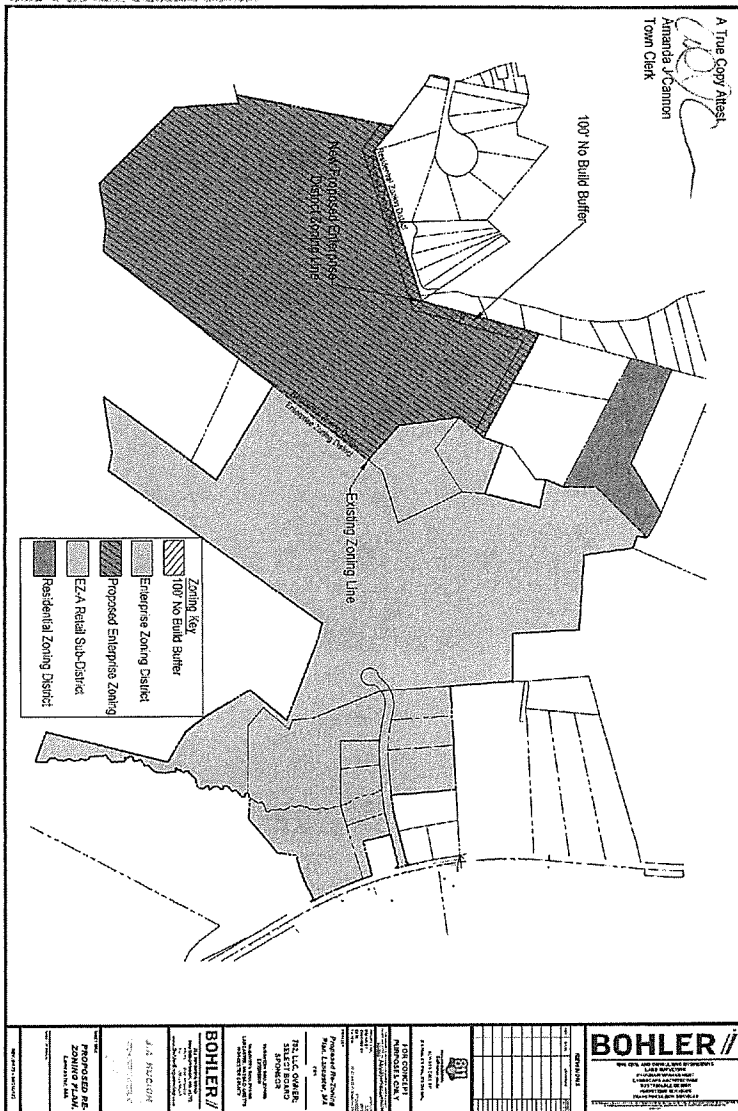
**PROPOSED RE-ZONING PLAN,**  
**Lancaster, MA**

SHEET NUMBER:

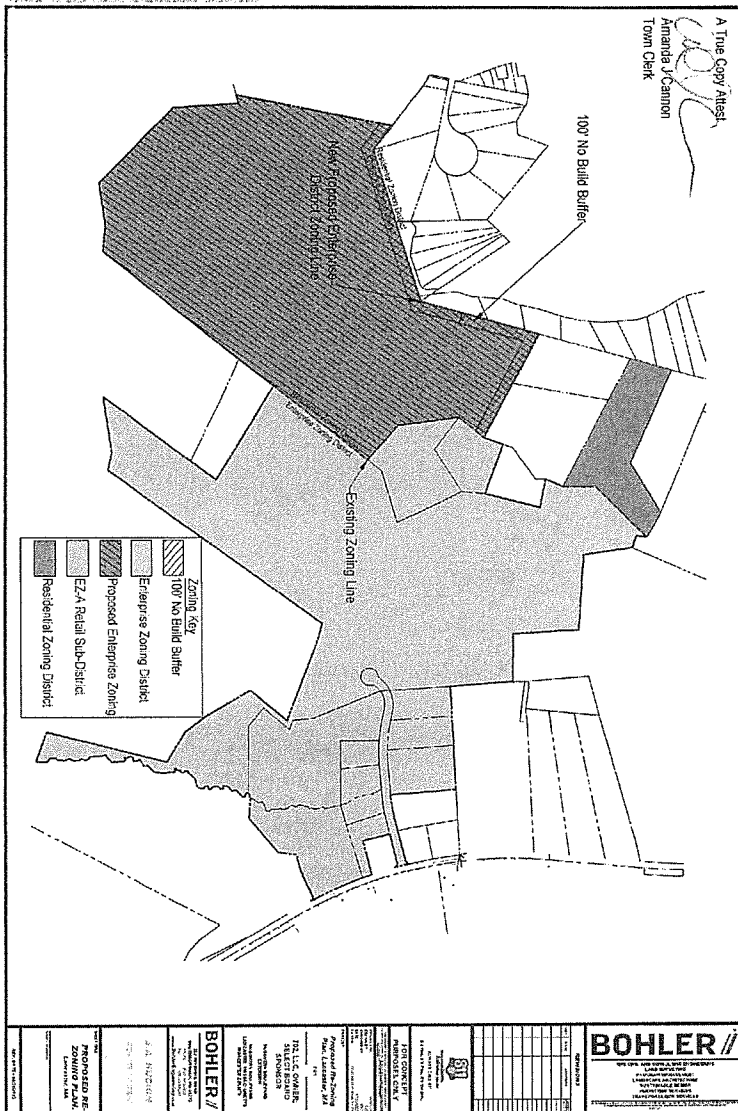
REV. DATE - 08/31/2022



A True Copy Attest:



A True Copy Attest.





# FORM 4

Town: Lancaster, MA

Date Town Meeting Convened: January 28, 2023

## Form 4 - Town Meeting Certification

Complete and sign the following.

### 1. Quorum

Indicate number. Please write "0" if the town has no quorum requirement.

A quorum was present at the town meeting, including any adjourned sessions thereof. According to our town charter or by-law, our quorum requirement for town meeting is 0 registered voters.

### 2. Service of the Warrant

Please check one.

The service of the town meeting warrant was in accordance with:

- ☒ a town by-law  
☐ a previous vote of the town  
☐ a procedure accepted by the Attorney General

### 3. Signing of the Warrant [*certified copy of relevant Warrant pages must be attached*]

Date the Board of Selectmen signed the Town Meeting Warrant: January 4, 2023

### 4. Posting of the Warrant

Date the Town Meeting Warrant was posted: January 4, 2023

(The warrant must be posted at least 7 days prior to an annual town meeting and at least 14 days prior to a special town meeting)

### 5. Attachments

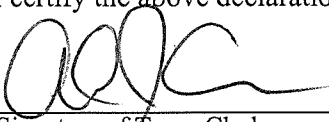
Before submission, ensure that you have attached both of the following:

- A **certified** copy of the **relevant pages of the Town Meeting warrant**, as it was posted. (Attachments must include: opening of the warrant, all pages of the warrant article(s) submitted for review, the closing, the Board of Selectmen's signature page and the officer's return of service page.
- We require a certified copy of the **text referred to**, but not set forth in the text of the warrant articles (example: if the warrant refers to an Attachment, text in an Appendix, or text located elsewhere, such as in the town clerk's office or the office of the planning board). In this instance, it will be necessary for you to send us a **copy of the text referred to, or a copy of what is on file and available for inspection**. Otherwise, we will not know the actual text of the by-law that the warrant article proposes.

Note: It is not necessary to submit any documents other than those requested in the required Forms. For example, you do not need to submit Finance Committee reports, minutes, annotated warrant articles, Planning Board Hearing minutes, or Planning Board Hearing sign-in sheet.

### Certification

I certify the above declaration to be true and correct to the best of my knowledge.

  
Signature of Town Clerk

Amanda J. Cannon  
Printed Name of Town Clerk

1/31/2023  
Date Signed

**TOWN OF LANCASTER  
OFFICE OF THE SELECT BOARD  
PRESCOTT BUILDING  
LANCASTER, MA 01523**



**WARRANT FOR SPECIAL TOWN MEETING**

**JANUARY 28, 2023\*  
10AM**

*\*Snow date(s): 1/28/23 - 1:00 PM; 1/29/23 - 10 AM*

**MARY ROWLANDSON ELEMENTARY SCHOOL  
&  
LUTHER BURBANK MIDDLE SCHOOL  
*103 Hollywood Drive • Lancaster, MA 01523***

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**WARRANT FOR SPECIAL TOWN MEETING  
IN THE TOWN OF LANCASTER**

**January 28, 2023**

**Mary Rowlandson Elementary & Luther Burbank Middle Schools -- 10:00 AM**

**Worcester, ss.**

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

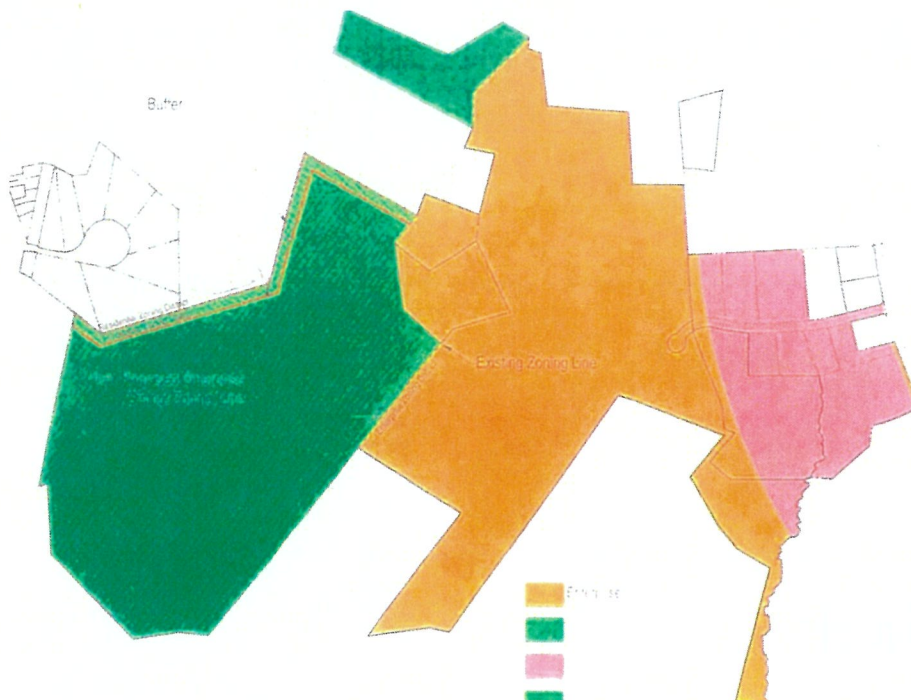
**GREETINGS:**

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 & Luther Burbank Middle Schools, 103 Hollywood Drive in said Lancaster on Saturday, the twenty-eighth day of January 2023, at 10:00 in the morning**, and to act on the following:

The Special Town Meeting was opened by Moderator William O'Neil at 10:00 A.M and led the pledge of allegiance. A total of nine hundred and sixty (960) registered voters attended the opening of the meeting. A total of 7 visitors attended. The moderator appointed the following registered voters as deputy moderators: David R. Carr in the MRE Gymnasium, Michelle A. Currier in the MRE Cafeteria, Mark D. Renczkowski in the LBMS gymnasium, and Jesse Tarbell in the LBMS cafeteria.

**ARTICLE 1  
Enterprise Re-Zone  
Select Board**

To see if the Town will vote to amend the Official Zoning Map of the Town of Lancaster, 220 Attachment 2, by rezoning a portion of the parcel identified as Assessor's Map 8, Lot 45 of Lancaster, located within the Residential District, to the Enterprise District, such that the entirety of said parcel is located within the Enterprise District, and as further shown on a plan entitled "Proposed Re-Zoning Plan, Lancaster, MA," dated 8/31/22 and on file with the Town Clerk; or act in any manner relating thereto.



# FORM 7

Town: Lancaster

Planning Board Hearing Date: December 12, 2022

Relative to Article(s): 1

## Form 7

**Complete and sign the following.** When necessary, you may need to use multiple copies of this Form 7 if Articles were considered at separate Planning Board Hearings.

- 1.) If applicable, date on which the proposed amendments were submitted to the Board of Selectmen:

Amendments were originally proposed by: \_\_\_\_\_ **Date #1** 11-21-22

[Attachment #1, copy of original proposal.] (If not applicable, put N/A.)

- 2.) If applicable, date on which the Selectmen submitted the proposed amendments to the Planning Board (*must be within 14 days of Date #1, above*):

**Date #2** 11-22-22

(If not applicable, put N/A.)

- 3.) Date on which the **first** Notice of Planning Board hearing was **published** in a newspaper of general circulation in the town (*must be at least 14 days prior to Date #10, below*):

**Date #3** 11-25-22

[Attachment #2, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

- 4.) Date on which the **second** Notice of Planning Board hearing was **published** in a newspaper of general circulation in the town (*must be sometime during the week immediately following the week in which Date #3, first published notice of Planning Board Hearing, falls*):

**Date #4** 12-2-22

[Attachment #3, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

- 5.) Date on which Notice of Planning Board Hearing was posted in a conspicuous place in the Town Hall (*must be at least 14 days prior to Date #10, below*):

**Date #5** 11/22/22

[Attachment #4, copy of the notice. Please identify the Article number next to each Article referred to in the notice.]

- 6.) Date on which copy of Notice of Planning Board Hearing was **mailed** to the Department of Housing and Community Development (*must be at any date reasonably prior to Date #10, below*):

**Date #6** 11/23/22

- 7.) Date on which copy of Notice of Planning Board Hearing was **mailed** to the Regional Planning Agency, if any (*must be at any date reasonably prior to Date #10, below*):

No Agency: \_\_\_\_\_ **Date #7** 11/23/22

- 8.) Date on which copy of Notice of Planning Board Hearing was **mailed** to the planning boards of each abutting city or town (*must be at any date reasonably prior to Date #10, below*):

**Date #8** 11/23/22

- 9.) In cases involving boundary, density, or use changes within a district, date on which Notice of Planning Board Hearing was mailed to any **non-resident property owner** who had filed a request with the town clerk and whose property lies in the district where the zoning change is sought (*need be done only when requests have been filed with the town clerk*); or indicate if there was no such filing:

None Filed: \_\_\_\_\_ **Date #9** N/A

# FORM 7

10.) Date of the Planning Board Hearing (*must be within 65 days of Date #2, above*):

Date #10 12-12-22

11.) Date on which Town Meeting voted on the proposed amendments (*where the Planning Board has failed to submit a report with recommendations to Town Meeting, Town Meeting may not vote to adopt the proposed amendments, unless this Date #11 is at least 21 days after Date #10, above*):

Date #11 1-28-23

12.) Planning Board Report with Recommendations; indicate if the report is written or oral:

Written: ☒ Oral: ☒ Neither: ☐

[Attachment #5, copy of the planning board report, if written.]

## Certification

I certify that information set forth above is complete and accurate and that within the two years prior to this town meeting, either: (1) No unfavorable action was taken on any of the above articles, or (2) the Planning Board recommended the adoption thereof.

  
Signature of Town Clerk

Amanda Cannon  
Printed Name of Town Clerk

2/6/2023  
Date Signed

**THANK YOU for your ad submission!**

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

**ORDER DETAILS****PREVIEW FOR AD NUMBER NY00659390**

**Order Number:**  
 NY0065939  
**External Order #:**  
 2405763  
**Order Status:**  
 Submitted  
**Classification:**  
 Legal Notices  
**Package:**  
 Legals MA Internal Use Only  
**Final Cost:**  
 533.82  
**Payment Type:**  
 Account Billed  
**User ID:**  
 W0016922  
**Username:**  
 1415715

**ACCOUNT INFORMATION**

Lancaster MA LEGALS  
 701 Main Street Community Development and Planning  
 Lancaster,, MA 01523  
 978-365-3326  
 noemail@noemail.com  
 Lancaster

**TRANSACTION REPORT**

**Date**  
 November 22, 2022 12:57:05 PM EST  
**Amount:**  
 533.82

**SCHEDULE FOR AD NUMBER NY00659390**

November 25, 2022  
 Sentinel & Enterprise Legals  
 December 2, 2022

TOWN OF LANCASTER  
 PLANNING BOARD  
 NOTICE OF PUBLIC  
 HEARING  
 December 12, 2022  
 Join Zoom Meeting  
<https://us02web.zoom.us/j/82975688406>  
 Meeting ID: 829 7568  
 8406  
 The Town of Lancaster  
 Planning Board will  
 hold a public hearing  
 via Zoom on Monday,  
 December 12, 2022, at  
 7:00 PM upon a petition  
 by the Lancaster Board  
 of Selectmen for a  
 requested Amendment to  
 the Zoning Map pursuant  
 to Section 220-58 of  
 the Lancaster Zoning  
 Bylaws. The petition  
 seeks to change the  
 zoning district of certain  
 land to be include within  
 the Enterprise District.  
 The land subject to the  
 proposed zone change is  
 described as follows:  
 A portion of Assessors'  
 Map 8, Lot 45 currently  
 situated in the Residential  
 District and bounded as  
 follows:  
 Easterly By another  
 portion of Assessors'  
 Map 8, Lot 45 situated in  
 the Enterprise District and  
 by the westerly borders  
 of Assessors' Map 9, Lot  
 4, and Assessors' map  
 13, Lots 5 and 10;  
 Southerly By the  
 northerly border of  
 Assessors' Map 13,  
 Lot 10;  
 Westerly By the  
 northerly border of  
 Assessors' Map 13,  
 Lot 10 and the easterly  
 border of Assessor's

Sentinel & Enterprise Legals

Map 13, Lot 1;  
Northerly By the  
southerly borders of  
Assessors' Map 8, Lots  
39, 39A, 37H and 37F;  
the easterly borders of  
Assessors' Map 8, Lots  
40E, 40D, and 40C and  
the southerly borders of  
Assessor's Map 8, lots  
43 and 44.  
Being the same land  
shown as "proposed  
Enterprise Zone" and  
100' No Build Buffer"  
on a sketch entitled  
"Proposed Re-Zoning  
Plan, Lancaster, MA"  
which also shows  
the land's northern  
boundary as "New  
Proposed Enterprise  
District Zoning Line" on  
file with the Office of  
Community Development  
and Planning, 701 Main  
Street, Lancaster, MA,  
978-365-3326 Ext.  
1081  
Lancaster Planning  
Board  
November 25 December 2  
#NY0065939

[<< Click here to print a printer friendly version >>](#)



**Sentinel & Enterprise**  
SentinelandEnterprise.com

**HOURS OF OPERATION: MON - FRI 8AM - 5PM**

**HOURS OF OPERATION:** MON. - FRI. 8AM - 5PM

The ad deadline is 4:00pm for publication the following day.  
[Friday @ 4:00pm for publication Sunday or Monday]







[illegible]

and/or Appointment has been filed by Heather M. Falk of Elk Grove CA requesting that the Court enter a formal Decree and Order and

The Petitioner requested that Heather M. Falk of Elk Grove CA be appointed as Personal Representative(s) of said estate to serve

**AMPORT/AM/ NOTICE**  
You have the right  
to obtain a copy of  
the Petition from the  
Petitioner or at the Court.  
You have a right to object.

To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 12/20/2022. This is NOT a hearing date, but a deadline by which you must file a


written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objection within thirty (30) days of the return day, action may be taken without further notice to you.

ADMINISTRATION  
UNDER THE  
MASSACHUSETTS  
UNIFORM PROBATE  
CODE (MUPC): A  
Personal Representative  
appointed under  
the MUPC in an  
unsupervised  
administration is not  
required to file an

activity or affairs accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of the assets.

assets and expenses of  
administration. Witness  
Hon. Leilah A. Kearney,  
First Justice of this  
Court, Date: November  
18, 2022. Stephanie  
Faltman, Registrar of  
Probate.  
November 25  
#NY0055705

Do you  
have a  
car for  
sale?




How about  
a boat?

Or maybe some furniture?

representative  
& sell your  
no longer  
wanted items  
FAST!

Do you  
have a  
car for  
sale?



How about  
a boat?

Or maybe some  
furniture?

Call to place a  
classified ad  
with one of  
our helpful  
representative  
& sell your  
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## PUBLIC NOTICE

**NOTICE OF ACTIVITY AND USE LIMITATION**  
 79-81 Gold Star Boulevard  
 Worcester, MA 01606  
 RTN: 2-20387 & 2-21010

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. On November 18, 2022, Gold Star Retail, LLC recorded with the Worcester County Registry of Deeds a NOTICE OF ACTIVITY AND USE LIMITATION on the disposal site, pursuant to 310 CMR 40.1070 through 40.1080. The NOTICE OF ACTIVITY AND USE LIMITATION will limit the following site activities and uses on the above property:

**Permitted Activities and Uses:**

- Emergency utility work or construction work 3 days or less in duration, conducted in accordance with regulatory requirements;
- Landscaping and routine maintenance of paved surfaces;
- Construction, excavation, and non-emergency utility work to support any uses or activities consistent with the AUL Opinion, including new construction of occupied buildings, so long as appropriate vapor mitigation measures are installed in occupied buildings at the Property and such work is conducted in accordance with Health and Safety Plan (HASP) and Materials Management Plan (MMP), under the supervision of a Licensed Site Professional (LSP).

**Prohibited Activities and Uses:**

- Use of the property as a residence, school, or daycare center;
- Permanent removal or damage to the existing sub-slab venting system, including the concrete slab, the vapor barrier, or the vent pipes;
- Construction, excavation and non-emergency utility work not conducted with an appropriate HASP and MMP under the supervision of an LSP.

**Declarations and Conditions:**

- The existing sub-slab venting system, must be maintained in functioning condition. Any damage must be repaired by a competent professional under the supervision of an LSP.
- New construction of occupied buildings must incorporate measures to mitigate vapor intrusion, with post-construction monitoring and testing supervised by an LSP.
- Prior to the initiation of non-emergency construction work a written Health and Safety Plan (HASP) must be prepared and such construction conducted in compliance with the HASP.
- A written Materials Management Plan (MMP) must be prepared by an LSP and implemented prior to the initiation of non-emergency construction and in compliance with the requirements of 310 CMR 40.0030 or 310 CMR 40.0040, as applicable.

Any person interested in obtaining additional information about the NOTICE OF ACTIVITY AND USE LIMITATION may contact Catherine Johnson, Terracon Consultants, Inc., 201 Hammer Mill Road, Rocky Hill, CT 06067, 860-558-9005.

The NOTICE OF ACTIVITY AND USE LIMITATION and the disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) 2-20387 at <http://public.dep.state.ma.us/SearchableSites/Search.aspx> or at MassDEP Central Region Office, 8 New Bond Street, Worcester, MA 01607, 508-792-1121.

11/25/22  
 #NY0055798

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## PUBLIC NOTICE

**CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, SUMMONS BY PUBLICATION**, Docket Number: 202000059, Trial Court of Massachusetts, Juvenile Court Department, Commonwealth of Massachusetts, Worcester County Juvenile Court, 100 Elm Street, Fitchburg, MA 01401 TO: Unknown/ Unnamed father of Joel Felix Polanco Jr. A petition has been presented to this court by DCF (Leominster), seeking, as to the following child: Joel Polanco, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

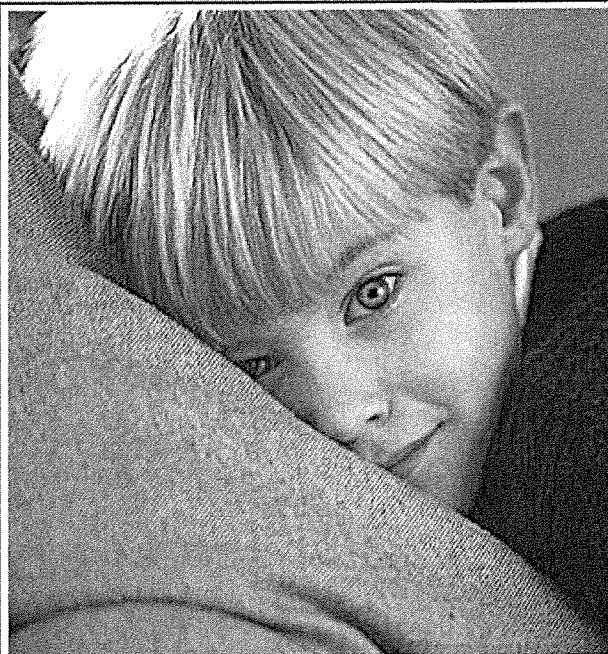
You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 01/31/2023 at 02:30 PM Hearing on Merits (CR/CV).

You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you.

If you fail to appear, the court may proceed on that date and any date thereafter with a trial on the merits of the petition and an adjudication of this matter.

For further information call the Office of the Clerk-Magistrate at 978-345-7620.

WITNESS: Hon. Carol A. Erskine, FIRST JUSTICE, Brendan J. Moran, Clerk-Magistrate. DATE ISSUED: 11/15/2022  
 Notarized 2022/11/15/2022  
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**PUBLIC NOTICE**

**BOARD OF APPEALS  
NOTICE OF PUBLIC  
HEARING**

**November 27, 2022**  
**Join Zoom Meeting**  
<https://us02web.zoom.us/j/84621097920>  
**Meeting ID: 846 2109 7920**

The Town of Lancaster Board of Appeals will hold a public hearing

A petition by Project Kars 07, LLC (applicant/owner) 480-500 Old Union Turnpike, for a Variance from Section 22B.01, Subpart 1, to allow the use of the property for a mobile home, is scheduled for a public hearing on December 15, 2022, at 7:00 PM to hear and act upon the following matter:

The site is located in the EZ Zoning District at 480-500 Old Union Turnpike, 220-31 of the Lancaster Zoning By-law.

Lancaster, MA, and is identified on Assessor's Map 4 as Parcel 12C. A copy of the petition and accompanying documents are on

file in the Community  
Development and  
Planning Office, Prescott  
Building, 701 Main Street  
(lower level), Lancaster,  
MA. The office can be  
reached at (617) 552-2222.

be contacted at 978-365-3326 X1061 or [rajindani@lanasterma.net](mailto:rajindani@lanasterma.net).

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THIS IS SITUATED IN THE  
EASTERN CITY OF  
MASSACHUSETTS,  
NAMES: A CERTAIN  
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CHERRY | GIL MARTIN  
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TO WILLIAM T. MORSE,  
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BOOK 8767, PAGE 208  
5182 AMONG THE  
OS, PARCEL ID: 49-3-0  
2.-49-3-0

see deed dated February  
the Worcester County  
of Deeds in Book 87 B7.  
108.

in cash, certified check, or money order for \$5,000.00) Dollars of the cash, certified check, or money order shall be applied to the principal of the mortgage and assessments, if any, due on the mortgage. The balance of the cash, certified check, or money order shall be paid over the said mortgagee.

is a check within thirty (30) days of sale.

8701  
Nov 2 2022

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TOWN OF LANCASTER  
PLANNING BOARD

NOTICE OF PUBLIC HEARING  
December 12, 2022

Join Zoom Meeting  
<https://us02web.zoom.us/j/82975688406>

Meeting ID: 829 7568 8406

The Town of Lancaster Planning Board will hold a public hearing via Zoom on Monday, December 12, 2022, at 7:00 PM upon a petition by the Lancaster Board of Selectmen for a requested Amendment to the Zoning Map pursuant to Section 220-58 of the Lancaster Zoning Bylaws. The petition seeks to change the zoning district of certain land to be include within the Enterprise District. The land subject to the proposed zone change is described as follows:

A portion of Assessors' Map 8, Lot 45 currently situated in the Residential District and bounded as follows:

Easterly	By another portion of Assessors' Map 8, Lot 45 situated in the Enterprise District and by the westerly borders of Assessors' Map 9, Lot 4, and Assessors' map 13, Lots 5 and 10;
Southerly	By the northerly border of Assessors' Map 13, Lot 10;
Westerly	By the northerly border of Assessors' Map 13, Lot 10 and the easterly border of Assessor's Map 13, Lot 1;
Northerly	By the southerly borders of Assessors' Map 8, Lots 39, 39A, 37H and 37F: the easterly borders of Assessors' Map 8, Lots 40E, 40D, and 40C and the southerly borders of Assessor's Map 8, lots 43 and 44.

Being the same land shown as "proposed Enterprise Zone" and 100' No Build Buffer" on a sketch entitled "Proposed Re-Zoning Plan, Lancaster, MA" which also shows the land's northern boundary as "New Proposed Enterprise District Zoning Line" on file with the Office of Community Development and Planning, 701 Main Street, Lancaster, MA, 978-365-3326 Ext. 1081

Lancaster Planning Board

To be published in The Sentinel on: November 25, 2022

To be published in The Sentinel on: December 2, 2022



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Planning Department  
78 Main Street  
Hudson, MA 01749

00, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Montachusett Regional Planning  
Commission  
464 Abbott Avenue  
Leominster, MA 01453

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☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation  
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Town of Hudson  
Planning Department  
78 Main Street  
Hudson, MA 01749

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7021 1970 0000 8561 3996

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B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
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☐ Adult Signature Restricted Delivery  
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☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®  
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☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

Town of Shirley  
Planning Department  
Shirley, MA 01464

9590 9402 7500 2098 0289 75

7021 1970 0000 8561 3965

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B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery

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☐ Registered Mail Restricted Delivery  
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Montachusett Regional Planning  
Commission  
464 Abbott Avenue  
Leominster, MA 01453

9590 9402 7500 2098 0286 92

7021 1970 0000 8561 4047

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Town of Clinton  
Planning Department  
242 Church Street  
Clinton, MA 01510



9590 9402 5252 9154 8057 87

2.

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- ☐ Adult Signature Restricted Delivery
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- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
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1.

Town of Bolton  
Planning Department  
663 Main Street  
Bolton, MA 01740



9590 9402 5252 9154 8057 94

2. Article Number (Transfer from service label)

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1. Article Addressed to

Town of Littleton  
Planning Department  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460



9590 9402 5252 9154 8058 00

2. Article Number (Transfer from service label)

7021 1970 0000 8561 4054

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☐ Addressee

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C. Date of Delivery

11/28

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11/28

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery



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1. Article Addressed to:

Town of Harvard  
Planning Department  
13 Ayer Road  
Harvard, MA 01451



9590 9402 5252 9154 8057 70

2. Article Number (Transfer from service label)

7021 1970 0000 8561 4016

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☒ Agent  
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3. Service Type

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1. Article Addressed to:

Town of Leominster  
Planning Department  
25 West Street  
Leominster, MA 01453



9590 9402 7404 2055 0329 81

2. Article Number (Transfer from service label)

7021 1970 0000 8561 4009

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1. Article Addressed to:

Town of Sterling  
Planning Department  
1 Park Street  
Sterling, MA 01564



9590 9402 7500 2098 0289 99

2. Article Number (Transfer from service label)

7021 1970 0000 8561 3989

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

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D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No
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☐ Addressee

C. Date of Delivery

3. Service Type

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Planning Department  
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City, State

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Planning Department  
1 Park Street  
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PS Form 3800, April 2015 PSN 7530-02-000-9047

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Planning Department  
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

\$ Total Post

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Street and

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Planning Department  
242 Church Street  
Clinton, MA 01510

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**TOWN OF LANCASTER  
PLANNING BOARD**

**Approved on: December 12, 2022**

**ARTICLE # 1 Proposed Amendment to Town of Lancaster Zoning Map**

In accordance with M.G.L. c. 40A § 5, the Planning Board opened a public hearing on December 12, 2022, on which date the public hearing was closed, to review Article 1 on the Warrant for the Special Town Meeting to be held in January 2023. The article received from the Select Board was entitled “Proposed Amendment to the Lancaster Zoning Map.”

This article was proposed by the Lancaster Select Board in response to a Citizens’ Petition. Town Administrator Kate Hodges made a presentation at the public hearing about the proposed zoning map change.

The article proposes that the Town change its existing Zoning Map to rezone approximately 120 acres of land from the Residential zoning district to the adjacent Enterprise Zone (EZ) zoning district. This acreage is part of Lancaster Assessor’s Map 8, Lot 45, which lies to the west of Lunenburg Road behind the “Dunkin’s” restaurant and extends nearly to Interstate I-190.

At the hearing, the Planning Board accepted residents’ comments and reviewed a Concept Plan for the land that would be rezoned that was dated November 22, 2022 and submitted by Capital Group on behalf of the landowner, 702 LLC.

Members of the Board expressed a number of significant concerns about this zoning change but felt that the overall benefits would be positive for the Town, especially as the Planning Board, the Conservation Commission, and other Town Boards will remain actively engaged with the project as set out in the Concept Plan to help mitigate any negative impacts on the Town.

The Board’s comments and concerns included:

1. The land to be rezoned is an isolated residential district that would be better suited to commercial use with appropriate buffer zones to shield it from adjacent residentially zoned land. This land has been identified as being for commercial development in Town plans for well over 20 years, including being part of the Town’s existing Integrated Planning Overlay District (IPOD) overlay district, which permits large scale commercial development.
2. The site shown on the Concept Plan is an existing earth removal site that has been largely stripped of sand and gravel, although some parts of the site have been reclaimed under the terms of the earth removal permit. The Board felt that this past use makes this site better for development than locating new development in a presently forested area or on another undisturbed site.

3. The Planning Board discussed Capital Group/702 LLC's traffic studies and their proposed roadway improvements, both those to be built by Capital Group and the larger projects to be built subsequently by MA-DOT. The Board expressed concerns about traffic flows and numbers and the effect of increased traffic on the neighboring residents and the Town as a whole. The project's proposed traffic patterns and flow will be monitored by MA-DOT as the project is built out over the next 5-10 years and MA-DOT has the power to compel further traffic mitigation if traffic exceeds their standards.
4. The parcel to be rezoned is largely located in the ACEC, an Area of Critical Environmental Concern around the Nashua River, a fact that concerned the Board even though building is not prohibited in the ACEC. While MEPA has significant jurisdiction due to the size of the site, at the hearing Capital Group pointed out that their Concept Plan calls for stormwater controls at a level more protective than either current MEPA or Town requirements. The Planning Board will be looking at this issue carefully during site plan review and the stormwater permitting process to ensure the ACEC and groundwater in general is appropriately protected.
5. In conjunction with this rezoning Capital Group/702 LLC has publicly stated their willingness to build a 40R housing project of 146 rental units off of McGovern Boulevard. 25% of the units will be deed-restricted affordable and 75% will be market rate, but under DHCD rules all 146 units will be added to Lancaster's inventory of affordable units. This will bring Lancaster's percentage of affordable units up to above 10%, which will keep the Town in safe harbor in reference to unsolicited 40B developments until at least 2031.
6. Capital Group's commitment to build the 146-unit 40R development is set out in the Memorandum of Agreement (MOA) signed with the Select Board and in the 40R MOA signed with Lancaster's Affordable Housing Trust. While Capital Group has received preliminary approval for a 200-unit 40B residential development on the land to be rezoned, if the rezoning is approved Capital Group has committed in both MOAs to drop the 40B project, build the 146-unit 40R project, and restrict residential development on the remainder of the site.
7. Addressing a long-standing and contentious issue, Capital Group/702 LLC's Concept Plan explicitly includes their transfer of 86 acres of open space to the Town, without restriction, so the Planning Board could include this transfer as a part of any Order of Conditions that should issue for the site. These are the two parcels from the previous land settlement agreement, which would finally be resolved.
8. The Board reviewed the existing by-right uses and potential buildout of the part of the site that is already located in the EZ zone. Roughly 1.2 million square feet of commercial space could be permitted as it is presently zoned. Whether or not the rezoning is approved today, it is highly likely that significant commercial development of some sort will occur on this site in the future, with all its associated impacts on the Town, including increased traffic.

9. Rezoning this land should lead to increased commercial development, which will help to diversify the Town's tax base, improve its financial stability and potentially moderate the property tax burden on residents over time.

Ultimately, the Planning Board feels rezoning this land is in the best interests of the Town and its residents. The land proposed for rezoning is already covered by an IPOD overlay district which permits large commercial projects with a special permit. With this rezoning proposal most commercial development on the rezoned land will become a by-right use, although development of the site will continue to be under the usual jurisdiction of the Planning Board and the Conservation Commission for their own legally mandated site plan reviews.

The Planning Board is mindful of the controversy surrounding this proposed zoning change and has carefully weighed its benefits and liabilities. Based on its analysis, the Planning Board unanimously voted for a positive determination on this article and recommends that Town Meeting approve it.

Frank Streeter, *Chair*  
Lancaster Planning Board