Town of Lancaster

Office of the Select Board

701 Main Street, Suite 1
Lancaster, MA 01523

Jason A. Allison, Chair
Stephen J. Kerrigan, Member
Alexandra W. Turner, Member

Kate Hodges, Town Administrator
Kathleen A. Rocco, Executive Assistant

June 6, 2023

Mr. Michael Busby, Relationship Manager
Massachusetts Housing Finance Agency One
Beacon Street
Boston MA 02108

Mr. Busby,

On behalf of the Town of Lancaster, I wish to thank you and MassHousing for the opportunity to comment on the proposed 40B project presented by Neck Farm, LLC, located at 13 Neck Road. After receiving Neck Farm, LLC 's complete application, the Town solicited feedback from residents, Town Boards, Committees, and other interested parties through the Department of Community Development and Planning. Responses from individual citizens were aggregated by CDP Director Jasmine Farinacci and are attached as appendixes to this cover letter. Those who provided comments on the project highlighted the need for additional *technical* information including details on setbacks, traffic, and comments from the Town's Emergency Services Departments. A major theme in both public and private deliberations surrounded the idea of *how*, meaning *physically*, the proposed 40B ' fits' within the approximate .5-acre site.

In reading the community comments, attending MassHousing' s site visit, and listening to our executive and regulatory boards discuss the matter, it would be safe to say that the community's response to the 13 Neck Road project is **mixed**. Many respondents took a great deal of time to go through the application and its appendices. The feedback the Town received surrounded issues of safety, traffic, and quality-of-life. Specifically, parking was highlighted and whether there were adequate spaces for residents and their guests was questioned. Many considered the parking areas for guests to be either non-existent or woefully inadequate. The quality-of-life issues presented included a need for greater open play-space for children (presumably those living in the units) and public gathering areas larger than what is depicted in the plans. Concerns relative to how residents – both those living *in* the units and those living *throughout* the adjacent neighborhoods, may be impacted by the buildings' proximity to the sidewalks was also of widespread concern. Unease encompassing health and safety matters were cited by top respondents; traffic within the three-street merge area and additional vehicle 'trips' were mentioned as unexplored or, in some cases, needing more professional study. Questions regarding the projects' viability and appropriateness were posed and mentioned, specifically, the area where the project is sited and how amenities are depicted to be positioned on site.

The Select Board, during their meeting on June 5, 2023, discussed the project, and remarked that while the design and esthetics of the buildings are more pleasing than previous iterations,

T: 978-365-3326 ext. 1201 F: 978-368-8486
E-Mail: khodges@lancasterma.net or krocco@lancasterma.net

questions and concerns regarding size, scale, utility availability and area-impact linger. The Board also heard from interested parties during their regular meeting comment periods in May. Most of those comments are included in the resident correspondence attached hereto. The Select Board did not take an 'official' position on the matter as they collectively agreed that the responsibility to do so rests with MassHousing and, pending favorable determination by your office, the Lancaster Board of Appeals. The Board does, however, agree that the need for additional affordable units in Lancaster is a high priority. The need for affordable housing and sustainable living areas, in terms of affordability and economics, is not only a concern in Lancaster, but throughout the Commonwealth. The Select Board acknowledged that the 13 Neck Road 40B project is noticeably larger than the other structures within the adjacent residential areas. That said, as the Town's Chief Executives, the Board recognizes the need to *balance* projects like this with the values of Town including the desire for sustainable infrastructure and smart growth development. These are ultimately shared responsibilities between the Board and the regulatory committees in Planning, Conservation, Affordable Housing, and ZBA.

Overall, I am pleased to assert that Lancaster, as a community, genuinely supports the idea of increasing the Town's affordable housing inventory. Most residents, in their comments back to the Town relative to the project, were clear to stress this point. Currently, Lancaster's Subsidized Housing Inventory (SHI) equals 5.5%. This number is expected to drop below 5% once the local census data is amassed. Lancaster has had a great deal of noticeable progress in the Affordable Housing *arena* – creating a housing production plan, adopting inclusionary zoning, and seating a professional and passionate Affordable Housing Trust are only some of the activities which have helped to move Lancaster's needle closer to our housing goal. However, we are not without our setbacks. The Goodridge Brook Estates project, as an example, has been temporarily halted due to a legal matter. That project underwent a comprehensive MEPA review and an environmental impact assessment many months ago. While not yet 'shovel-ready,' the Town is hopeful that renewed progress on this welcome addition to our AHI will be forthcoming in the next several months. That said, we cannot afford to turn away other 40B projects and truly hope we can work together to understand *how* to explain or hone the design, such that the thoughts and concerns which many have expressed about the project are settled. Our goal is to champion a project that ensures both members of the community *and* developers are satisfied and comfortable.

As Town Administrator, I attended the mandatory MassHousing walkthrough of the proposed 40B site on May 25, 2023. During that meeting, we collectively heard from several residents and stakeholders about the project; you were also present, Mr. Busby. During the meeting, you were candid regarding the delicate balance between resident concerns and the fiduciary duties which MassHousing holds for the Commonwealth. The Town intends to honor whatever determination relative to the projects' appropriateness MassHousing renders; we appreciate the opportunity to submit our collective comments for your consideration. As more information becomes available, please continue to keep my office informed so we may connect and work with residents, abutters, executives, and board members, as appropriate or necessary, to ensure success. Thank you.

Sincerely

Kate Hodges, Town Administrator *(on behalf of the Lancaster Select Board)*

Cc: Lancaster Select Board; Jasmine Farinacci, Community Development and Planning Director

Board & Committee Comments

LANCASTER AFFORDABLE HOUSING TRUST
Prescott Building
701 Main Street - Suite 2
Lancaster, MA 01523

June 5, 2023

Ms. Kate Hodges, Town Administrator
Town of Lancaster
701 Main Street - Suite 1
Lancaster, MA 01523

Re: 13 Neck Road Comprehensive Permit (c. 40B) Site Approval Application

Dear Kate,

The Lancaster Affordable Housing Trust ("Trust") respectfully provides this public comment regarding Neck Farm LLC's Comprehensive Permit Site Application filed under M.G.L. c.40B § 20-23 as submitted to the MassHousing Finance Agency on April 27, 2023. The proposed development is situated on 0.56 acres at 13 Neck Road.

The Trust strongly supports increased affordable housing options in Lancaster to address our documented shortage. Lancaster is required under M.G.L. c.40B to provide over 10% of local year-round housing stock as deed-restricted affordable units. We are currently at 5.5% Subsidized Housing Inventory ("SHI") per the Commonwealth's official municipal tracking. This 5.5% will decrease to an estimated 4.95% when updated housing inventory data from the 2020 10-year census is released later this year.

Comparing the current inventory of 138 SHI units against the anticipated updated housing inventory (approximately 2,788 total units), the Trust estimates that Lancaster is short by approximately 140 additional units to barely cross over 10% and thus obtain "Safe Harbor" status. The Town needs 167 units to reach 11% and <u>207 units to reach a recommended cushion at 12%</u>. The Trust includes this data to emphasize that the affordable housing shortage in Lancaster is real, documented, and needs attention.

It should be noted when reviewing this new 40B proposal that Lancaster is making progress towards meeting its affordable housing requirements. Town voters approved a 40R District at a special town meeting on November 14, 2022. The District bylaw is currently under an extended review by the Attorney General's Office following citizen letters of concern. If the 40R bylaw is eventually approved by the Attorney General, a 146-unit rental project is expected to be submitted for review and permitting in the future. A 32-unit rental project is currently under construction off Deershorn Road ("Cottage Lane").

The advantages and disadvantages of Neck Farm LLC's 40B proposal from the Trust's perspective are outlined below. These remarks were communicated to the Applicant at the Trust's meeting on April 6, 2023 and at a site visit on May 25, 2023.

Project Advantages

(1) **Multi-Family Infill Typology** The currently vacant 0.56 acre parcel is the site of the former Dr. Calvin Carter House, a Greek Revival property with an accessory dwelling unit, demolished in 2020. The proposal re-uses and infills the previously developed lot in an existing neighborhood instead of greenfield construction generating a larger increase in new impervious surface, stormwater management, and thermal impacts.

Neck Farm LLC's 11-unit Application is new multi-family construction versus single-family homes or duplex/triplex units. This brings Lancaster much needed units at a far lower carbon footprint and reduced land footprint.

(2) **Rental Model** This Application is submitted under MassHousing's rental program with 25% of the total units be deed-restricted affordable. The Commonwealth incentivizes local municipalities to provide greater rental housing options under M.G.L. 40B and 760 CMR 56.00, and therefore 100% of the eleven rental units count towards Lancaster's SHI. This proposal advances Lancaster towards its state-mandated housing requirement with far less new construction than the home ownership model.

(3) **Design** The Applicant seeks to blend into the existing historic neighborhood through a New England farm style aesthetic. The farmhouse, barn, and cottage each provide a complementary exterior envelope to the historic neighborhood. This is a complete transformation of an earlier proposal that is based upon public feedback.

Project Concerns

(1) **Affordability** The Application meets the Chapter 40B minimum affordability requirement that 25% of units shall be deed-restricted at or below 80% of Area Median Income ("AMI") to income-eligible households. The U.S. Department of Housing and Urban Development's FY 2023 Income Limits for Eastern Worcester County are $66,300 for a one-person household and $94,650 for a four-person household. At the same time, the monthly rent for the one-bedroom affordable unit is $1,476, the two-bedroom is $1,743, and the three-bedroom is $1,991. Only those earning closest to the 80% AMI cap will be viable candidates. Deed-restricting at least one unit at a lower AMI would be a welcome improvement to this proposal.

It is also noted that the three-bedroom affordable unit is 1,200 sq. feet vs. 1,322 sq. ft. for the market-rate unit.

Local preference should be stipulated in the Comprehensive Permit and lottery process for income-eligible Lancaster residents, municipal staff, and other local business employees.

(2) **Traffic & Parking** The site is located at the intersection of three roads and also a nearby railroad crossing. Therefore, it may be prudent to require a professional traffic study as part of the Town's due diligence to ensure safe and fluid flow. The traffic

study should include analysis of the proposed ingress and egress and any recommended mitigation.

The 11-unit Application includes 21 parking spaces. This may be insufficient when adding more than one vehicle per household, guests, and delivery/service calls. It is not clear if on-street parking is currently permitted nearby on Center Bridge Road, Neck Road and Main Street, and if so, the impact of eleven units.

(3) **Setbacks** The project plans initially depicted a 3-foot front/side setback from the barn structure to Neck Road. This raised a public safety concern from the Trust and residents at the Trust's April 6, 2023 meeting. After review, the Applicant subsequently clarified in a letter dated April 18, 2023 to the Trust that the side setback is actually 25 feet of town-owned land to which the Applicant has added an additional 10 feet in response to the public safety concern. This is shown in the updated site plan attached to the letter. The front setback of the barn structure is shown as 40.2 feet. Letter and updated plan: https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/uploads/letter_to_aht_re_neck_farm_04.18.23.pdf

Additionally, it is our understanding that the developer is providing an aerial photograph with the three building footprints overlaid.

(4) **Sewer Capacity** The site is located within the Lancaster Sewer District (LSD) service area. According to the LSD, the site currently has two connections and capacity is not readily available to increase this to eleven. The Applicant has reported that they are aware, and are working on this issue with their engineers and that it will be addressed at the Zoning Board of Appeal's Comprehensive Permit hearing stage.

Thank you for the opportunity to comment on Neck Farm LLC's 40B proposal. We remain available to further assist the Town with its review of this affordable housing proposal and next steps.

On behalf of the Lancaster Affordable Housing Trust and its Members,

Victoria Petracca

Victoria Petracca, Chair

cc: Town Administrator & Select Board
Director of Community Development and Planning

From: christine burke
To: Jasmin Farinacci
Subject: Re: FW: 40B Comment - 13 Neck Road - Comments
Date: Thursday, May 25, 2023 10:23:30 AM

HIi Jasmin,

The commissioners spoke last night at our meeting (5/24/23). Currently the owner of the property John Cherbuni is aware, that the property has 2 hookups to town sewer from a previous 2 family that was there previously, a total of 660 gallons. At this time, there is no sewer credits for purchase but the owner has every right to go on a waiting list with other residents of the Town if credits do become available. I have written Mr. Cherbuni asking if he would like to be on the wait-list as he has not asked yet.

Thank you!

Christine Burke

District Clerk

On 5/15/2023 3:11 PM, Jasmin Farinacci wrote:

Resident Comments

TO: Whom It May Concern

FROM: Heather Lennon **DATE:** June 5, 2023

SUBJECT: Proposed 40B Project at 13 Neck Road in Lancaster, MA 01523

As a longtime resident and concerned private citizen of Lancaster, I would like to list some points and share some comments regarding the project described below.

According to the plan currently put forward by the developer, a total of eleven rental units would be built with housing for tenants in a barn-styled structure, a farmhouse styled structure and a back house. These, along with the twenty-two required parking spaces, would be installed on a one half acre lot on a corner where two very busy roads intersect in a fine old neighborhood within a specially designated historic district known as the "Center Village".

If this plan were to be implemented as currently described, it would create numerous issues having to do primarily with public safety, public health and the environment.

Consider the following points:

1. Traffic flow on Center Bridge Road, which is already a heavily traveled commuter route, would cause increased congestion as well as air quality and noise and lighting issues.
2. The creation of a "blind corner" where Center Bridge and Neck Roads meet. The massive non-descript 2 ½ story barn building would not only impair the view of drivers passing through but also dominate the entire area.
3. Liability issues for the town would undoubtedly come up. Since no play area for tenant children has been provided, they might choose to gather on the town's two green triangles positioned as "median strips" amid very busy roads putting them at increased risk for injury/fatality. Doubtless, the town would then be faced with expensive lawsuits.
4. Given the close proximity of the three buildings, if one were to catch fire, it seems challenging to imagine what it would take to avoid complete destruction of all the units leaving numerous tenants homeless.
5. With the insufficiency of only two known sewer hook-ups, public health issues are of very high concern and would need to be addressed. And clearly, there is no room for a "package system".
6. With minimal set-backs along roads with no sidewalks, the removal of snow would be problematic. Would hazardous snow, slush and ice be pushed into the roads?

Massachusetts Housing employees who have decision-making authority would be well advised to keep in mind that "best practice stewardship" requires respect for the past; and, that assessment of the present project should be considered with the future impact on the area in mind. Approving this MACRO project with, 21.9 parking spaces, on this MICRO corner lot of a predominantly single-family neighborhood does not honor the past, doesn't fulfill the reasonable requirements of the present and woefully and negatively impacts the character of this neighborhood for the future. IT JUST DOESN'T FIT!!! Pushing financial gain for a few in the present does not justify the long term damage done to an entire community for generations to come.

Why not sell the lot to someone for a large single family house and buy land for a project elsewhere? There are many nearby locations that are far more suitable!

Sincerely.

Heather L. Lennon

From: Amy and Doug Brown <brownbees@comcast.net>
Sent: Monday, June 5, 2023 8:07 PM
To: Kate Hodges <KHodges@lancasterma.gov>
Subject: 13 Neck Rd

Hi!

I just want to give you my comments on the proposed building on the corner of Neck Rd and Center Bridge Rd.

I really like the design of the building. I know people are concerned about the look and I think the builders did a good job making the design match the architecture of the neighborhood.

I would like to suggest that the positioning of the farmhouse and the barn be reversed. That way the view from people driving on Main St as well as Center Bridge Rd will see the farmhouse instead of the back side of the barn.

Also, it would be nicer for the entrances to the units in the barn to be on the outside wall of the barn rather than the inside. This will result in a more private entrance. This way, the outside facing wall of the barn will look nicer with the little porches rather than a mostly blank wall.

I like that sidewalks, parking spaces and green space was carefully considered. It's a nice looking apartment arrangement. I look forward to seeing it completed.

Amy Brown
Sterling Rd.
Lancaster.

From:	Ann Fuller
To:	Jasmin Farinacci
Cc:	Ann Fuller
Subject:	Public Comment / Question re Neck Farm, LLC 13 Neck Road, Lancaster, Massachusetts
Date:	Monday, June 5, 2023 2:11:18 PM

#1)

What criteria was used to determine that the home at 13 Neck Road was unsafe and uninhabitable? The applicant got a permit to remodel on Nov 6, 2019; then, permits to DEMO on Nov 14, 2019 and Dec 22, 2020.

Was the Board of Health involved?
Was the Building inspector involved?
How much did the applicant pay for permit 20-315?
Was the demolition checklist completed for permits 312 and 20-315?

#2

In reference to Page 8, question #7 (Is the site within a local or state Historic District or listed on the National Register or Historic Places?), I refer to the letter sent to John Cherubini from Heather Lennon.

Did John Cherubini have the courtesy to respond to the Lancaster Historical Commission? If he did, where is the response?

https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/uploads/lhc_ltr._j._cherubini_1-5-21.pdf

Thank You,
Ann Fuller
185 Langen Road

From: Cara Sanford <carasanford@comcast.net>
Sent: Monday, May 15, 2023 9:49 AM
Subject: important on the Baystate Neck Road 40B

Hi Kate and Victoria (copy to Jeanne and Frank S),

I decided to go ahead and submit this comment letter and am ccing J Rich for the Board of Appeals and Frank for PB. In my opinion, it is extremely important for the Town of Lancaster's official response letter to underline that this project is in the Area of Critical Environmental Concern. This is because the performance standards, for MassHousing too, are strict and any project has a higher bar for impact in an ACEC. Since, in my opinion, this particular developer appears to be wanting to bludgeon the Town of Lancaster with a large project (relative to the lot size) and in a very bad location for traffic, pointing on the ACEC to MassHousing could be a game-changer to impact size and community impact. It will also give the Town more of an upper hand rather than this developer running the show. As with any state regulation, it doesn't take long to get into the quick sand of the text of the regulation but the bottom line for the ACEC is: "Designation of an ACEC increases environmental oversight by increasing state permitting standards through elevated performance standards and lowering thresholds for review." Cara

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(public comment)

Thank you for the opportunity to express my opinion on this Baystate Investors/John Cherubini proposed 40B project on Neck Road here in Lancaster.

The most important detail about this project that has not been addressed by the developer is

that 100% of this proposed project is in an ACEC. Designation of an ACEC increases environmental oversight by increasing state permitting standards through elevated performance stands and lowering thresholds for review.

Rather than partnering with the Town of Lancaster in a spirit of good will and authenticity, this particular 40B project proponent has acted in a disingenuous and manipulative way from the onset of the first Affordable Housing Trust meeting in April 2023. At that streamed April 6, 2023 meeting Mr. Cherubini said on tape that the Lancaster Sewer Commission was impossible to reach and had no presence at Town Hall. This was intentionally inaccurate in my opinion. The staff of the Sewer Commission is available and responsive to the point of answering inquiries after hours and on weekends. In fact, the Sewer Commission contacted Mr. Cherubini immediately after the April 6th meeting to inform him that the Neck Road lot was limited to two sewer hook-ups. Mr. Cherubini appears to have intentionally ignored that, and, after this Sewer District Commission conversation, submitted an 11-unit application through MassHousing. My opinion is that Baystate Investors is bullying this project through with no intent of trying to work with Lancaster's boards and commissions beyond what is mandated. The MassHousing application reflects this with the project's intent to sideline the concerns of the neighborhood about traffic and the shear scale of this project on such a small lot. Mr. Cherubini is allotting the absolute minimum to meet MassHousing criteria. In a stunning statement on one of the Town web site-posted application documents, he states in writing that town-owned land abutting the lot is legitimate buffering and "set back" to the project. I've attached a Lancaster assessor map of this parcel.

Further, Mr. Cherubini is disingenuously referring to the past use of the lot as a multi-family. Local records, however, substantiate that the prior building had one in-law type apartment that was used in an off/on-again manner.

As this developer attempts to bludgeon the Lancaster land-use boards with a too-large project that has inadequate capacity to handle the traffic, I very much hope that MassHousing will recognize the local flags and uphold the regulatory standards of the Area of Critical Environmental Concern.

Sincerely, Cara Sanford, private Lancaster citizen

Attachmet: GIS map (2022 Google Earth Image)

From:	Kate Hodges
To:	Jasmin Farinacci
Subject:	FW: public comment Baystate Investors/Neck Road and MEPA
Date:	Monday, May 15, 2023 2:41:08 PM
Attachments:	central-nashua-river-valley-acec-map-tile-4i.pdf

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-----Original Message-----
From: Cara Sanford <carasanford@comcast.net>
Sent: Monday, May 15, 2023 11:33 AM
Subject: public comment Baystate Investors/Neck Road and MEPA

Good morning, Chairman Streeter, Chairwoman Rich, TA Hodges, PD Faranacci, and the Lancaster Sewer District,

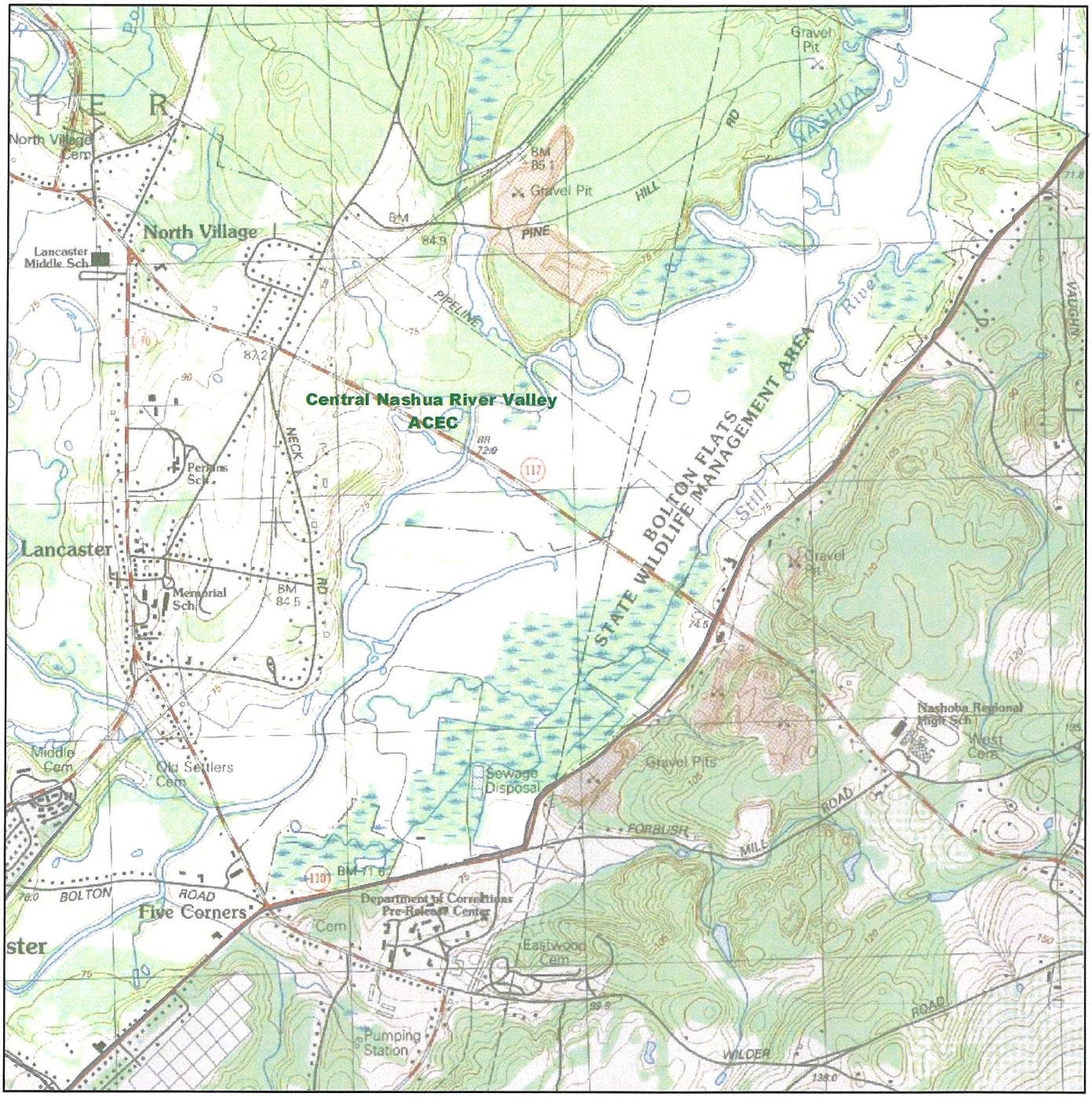
Please accept my public comment on the Neck Road 40b and local permitting review. Because this project is in the ACEC and requires a state-level action as I understand it, under 314 CMR 7: Sewer connection (to Clinton), it is a Mandatory MEPA ENF filing. I would appreciate you giving a copy of this to the development team, assuming that I'm correct with the application of 314 CMR 7.

This is because the ACEC regulations mandate a MEPA Environmental Notification Form filing (ENF) for a project requiring a state-agency action in an ACEC if the project is greater than one house. The ACEC performance standards are strict in the ACEC. The MEPA process is a public engagement and disclosure process that widens the scope of review and, in so doing, actively solicits public comments.

The applicant has not disclosed in their material that they are in a regulated Area of Critical Environmental Concern and may not know. That is why I am asking you to give a copy of this to this developer. The MassMapper GIS service from the state and this attached DCR ACEC map tile 4i substantiate the locus as being in the ACEC.

Thank you. Sincerely, Cara Sanford, private Lancaster citizen

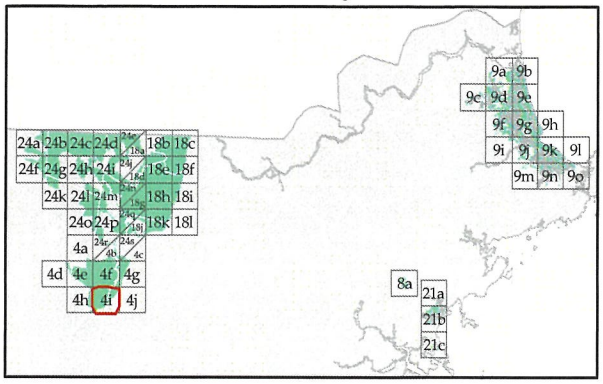
attachment: ACEC map 4.i



Map # **4i**

Central Nashua River Valley ACEC

Map Tile 9 of 10 ACEC Designated 1/29/96 12,890 Acres



Massachusetts Department of Conservation and Recreation

Areas of Critical Environmental Concern (ACEC) Program

This map is intended to be used with the written boundary description contained in the ACEC designation document. The mapped boundary is not to be used by itself for definitive ACEC boundary delineation or regulatory interpretation. For review of site-specific projects within the ACEC boundary, determinations may need to be made in the field or in consultation with ACEC Program Staff.

For more information:

www.mass.gov/dcr/stewardship/acec

ACEC Boundaries by Type

- Road/Rail based
- River based
- Wetland based
- Floodplain based
- Tide based
- Contour based
- Political boundary
- Property line based
- Other
- Digital update required

Areas not within an ACEC are shaded with a gray mask.

dcr Massachusetts

0.25 miles

N

From:	Cara Sanford
To:	Christine Burke; jeanne rich; Frank Streeter; Jasmin Farinacci; Kate Hodges; The Lidstones
Subject:	public comment Baystate Investors/Neck Road and MEPA
Date:	Monday, May 15, 2023 11:33:33 AM
Attachments:	central-nashua-river-valley-acec-map-tile-4i.pdf

Good morning, Chairman Streeter, Chairwoman Rich, TA Hodges, PD Faranacci, and the Lancaster Sewer District,

Please accept my public comment on the Neck Road 40b and local permitting review. Because this project is in the ACEC and requires a state-level action as I understand it, under 314 CMR 7: Sewer connection (to Clinton), it is a Mandatory MEPA ENF filing. I would appreciate you giving a copy of this to the development team, assuming that I'm correct with the application of 314 CMR 7.

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The applicant has not disclosed in their material that they are in a regulated Area of Critical Environmental Concern and may not know. That is why I am asking you to give a copy of this to this developer. The MassMapper GIS service from the state and this attached DCR ACEC map tile 4i substantiate the locus as being in the ACEC.

Thank you. Sincerely, Cara Sanford, private Lancaster citizen

attachment: ACEC map 4.i

From:	Kate Hodges
To:	carl fawcett
Cc:	Jasmin Farinacci
Subject:	RE: my comments on the 40B development application for 13 Neck road
Date:	Tuesday, June 6, 2023 11:39:18 AM

From: carl fawcett <carl.fawcett13@gmail.com>
Sent: Monday, June 5, 2023 8:32 PM
To: Kate Hodges <KHodges@lancasterma.gov>
Subject: my comments on the 40B development application for 13 Neck road

Below are a few of my comments listed in bullets below.

Too many proposed parking spaces on this tiny lot. Parking area should be required to be water permeable and not asphalt.

Too many units for this tiny lot. Should be no more than 7-8. The proposed design does not go with other houses adjacent or in the neighborhood or historic town buildings.

The number of affordable apartments is too low, and should be 50% of the units.

Construction should be sustainable, required to be built to the energy stretch code and heating should not use fossil fuel.

Concern that the proposed development is so dense it will cause traffic congestion at the nearby intersections.

Thanks
Carl Fawcett
472 Harvard Rd, Lancaster, MA 01523

From: Deb D'Eramo
To: Jasmin Farinacci
Cc: Deb D'Eramo
Subject: Neck Rd, Lancaster proposed 40B development
Date: Monday, June 5, 2023 2:21:51 PM

I have the comments below in regard to the proposed development at 13 Neck Road in Lancaster, MA.

The overall design is fitting with the neighborhood but **much** too **large** for the small lot. I find major omissions in the layout of the development. In order to address these issues It is likely that the footprint of the buildings must be made smaller or buildings eliminated.

1. Define where the residents will bring their trash and recycle. It would be likely that a secured area that would house 2 dumpsters should be provided.

2. Define the play area for the children in residence. Based on standard calculations for a development this size there would be more than 7 children expected. Although the Thayer Field playground is less than a mile away, there is no on-site play area. Ideally there should be a playground with swings, slide, play area, basketball court. Important to note as well that the train tracks are less than 400 feet from the lot. **The safety of resident children is most important.** The setback of the buildings from the roads is particularly concerning given the traffic volume and speed on Center Bridge road.

3 Define the snow removal/storage area. Given the close proximity of parking to the neighboring parcels, snow may be pushed onto neighboring parcels. This would harm the neighboring lawns with road salt and sand. There appears to be no planning for snow storage on site.

4. As stated, in order to accommodate these items, there needs to be more open space in the overall layout. This is something that **should** be **addressed NOW** not when the Board of Appeals considers conditions. The number of units will likely be reduced by addressing these omissions in the initial design.

Thank you,
Deb D'Eramo
Lancaster, MA

May 18, 2023

To: Town of Lancaster Community Development and Planning Office and Board of Appeals.

RE: 13 Neck Road, Neck Farm Estates MassHousing Application 4-27-23; 2.1 Existing Conditions Plan Pg. 28; 3.1 Preliminary Site Layout Plans Pg. 47.

Hello,

My name is Gregory C. Wilson, I live at 2 Neck Road and I am a Professional Land Surveyor Registered in the State of Massachusetts. I have a business in Clinton, MA founded in 1990 and am a life long land surveyor.

In the interest of the Town of Lancaster, as a Professional Land Surveyor, I would like to comment on the content of the above mentioned Existing Conditions Plan and Site Plans "Property Boundaries". Namely the frontage shown on Center Bridge Road as being 175.02' (M). M stands for measured, as stated on the Existing Conditions Plan.

The current deed to the property at 13 Neck Road is in the name of Baystate Investors Group and is filed in the Worcester South Registry of Deeds in Bk. 61180 Pg. 104. Said Deed Description states:

A certain parcel of land, with any building thereon, situated in the Southerly part of the Center Village, Lancaster, Massachusetts, at the junction on two roads called Neck Road and Center Road, containing one-half (1/2) acre, and bounded and described as follows:

"BEGINNING at a stake and stones on Center Road distance nine (9) rods and twenty (20) links Southeasterly from a large elm tree <u>near</u> the junction of said roads;

THENCE .....

I underline the word "near". Black's Law Dictionary definition of the word "near" is: Proximate; close-by; about; adjacent; contiguous; abutting.... Not far distant in time, place or degree; not remote; adjoining.

Deed distance of nine (9) rods and twenty (20) links converted to feet equals 161.70'. A rod being equal to 16.50' and a link being equal to 0.66'.

And calculating the difference between the Site Plan Frontage along Center Bridge Road and the Deed Frontage along Center Bridge Road:

175.02' Site Plan – Deed 161.70' = <u>13.32' difference</u>

My concern is that the Site Plans 13 foot longer length in the frontage along Center Bridge Road makes a big difference regarding the main building's northerly placement, constricting the vehicular sight distance at the intersection of Center Bridge Road and Neck Road.

In closing, I believe the Town should hire a Licensed Surveyor to perform an independent property boundary survey to confirm the frontage along Center Bridge Road.

Sincerely,

Gregory C. Wilson, PLS

From:	Kate Hodges
To:	Heather McCauley
Cc:	Jasmin Farinacci
Subject:	RE: 13 Neck Road Comments for memorialization
Date:	Tuesday, May 30, 2023 12:36:26 PM
Attachments:	image001.png

From: Heather McCauley <Heather.McCauley@KornFerry.com>
Sent: Friday, May 26, 2023 9:17 AM
Subject: 13 Neck Road Comments for memorialization

Hi Kate. Thank you for organizing the meeting yesterday at the proposed site for affordable housing. As you observed there is obviously GREAT concern about this proposal from (likely) the whole town, but definitely those of us that have the pleasure of living in this beautiful slice of historical paradise. I live at 659 Main Street and am also concerned about how this will affect my quality of life (traffic and chaos as well as during construction) as well as the value of my property. That being said; here are the chief concerns that I stated in summary. I trust that this information as well as that provided by the others gets threaded into all considerations and subsequent discussions.

Concerns:

- Location: The location is very poor and will exacerbate already bad traffic that converges at Neck, Center Bridge and Main. The fact that there will be two additional entrances (and exits) in addition to this; will make it untenable and very dangerous for all drivers and pedestrians.
- Parking: There is inadequate parking which means that overflow will be parking on Neck (very narrow road) as well as Main – further exacerbating the congestion and traffic. The parking lot lighting will also be a problem.
- Sidewalk: The proposed placement of the front of the structure ON THE SIDEWALK is insane. It will be very unattractive and greatly detract from the pleasure of walking in our town.
- Height: The height of the building (the same as the federal across the street) will block views and vistas hugely and truly detract from the aesthetic appeal of the neighborhood.
- Space: There is clearly inadequate space planned for children to run and play. This means that they'll be in the streets or in other yards. This is not a good situation for anyone and

definitely puts the children at risk that live there.

- Historical consideration: While subjective, it is HUGELY important. The nature of the structure, it's placement and everything about it will be a permanent scar on this beautiful town.
- Fire Hydrant: One is not sufficient for that unit AND the surrounding homes.

Thank you. Heather

Heather McCauley
Associate Client Partner
Senior Client Director Enterprise Sales
Korn Ferry Digital

KORN FERRY

From:	Joe D"Eramo
To:	Jasmin Farinacci; Kate Hodges
Cc:	Joe D"Eramo
Subject:	Lancaster resident comments - Neck Rd 40B
Date:	Monday, June 5, 2023 4:54:46 PM

Please find my comments below regarding the Neck Rd 40B proposal.
Thank you,
Joe D'Eramo
127 Harvard Rd, Lancaster, MA 01523

On page 7 of the comprehensive permit application, the developer claims "The site is surrounded by multi-family homes near the center of town." This is a clear misrepresentation of the immediate neighborhood around 13 Neck Road, which is 87.5% single family, and 12.5% multifamily. This data is drawn from a review of the 300' abutter's list, generated on the Lancaster Assessor's website. The list has 16 total properties, including 14 single family and 2 multi-family.

The development should have a safe play area for the resident children. One source I found shows that a 2-bedroom apartment can expect .6 children per unit and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (including five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway experiencing fast-moving traffic.

For the two-unit building facing Center Bridge Road, there are safety concerns having a porch entry that appears to be 3' off the existing public sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph or faster. A toddler running out the front door of this unit could be on the roadway in mere seconds. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely factored into that number. This building should be set back further from Center Bridge Road, and./or the building entrance should be moved to another side of that building.

Adjacent neighbors have complained that there is low water pressure in the area. Can the water main serve all these additional residences AND have sufficient pressure and flow at the hydrant for firefighting? Can the developer commission testing now to have the Lancaster Water Department/Lancaster Fire Department (or an independent testing firm) confirm that the water infrastructure can handle this new development without adverse impact to neighbors, and with sufficient water capacity for firefighting.

From: Joe D"Eramo
To: Jasmin Farinacci; Kate Hodges
Subject: Re: Lancaster resident comments - Neck Rd 40B
Date: Monday, June 5, 2023 6:03:47 PM
Attachments: image.png

I see now that my original email, copied and pasted from a separate document, did not include that full document. I hope that you will accept these additional comments, even though they are submitted an hour after the deadline.

EXPERIENCE

Northgate Meadows

Sterling, MA

This photo is from page 89 or 92 in the Comprehensive Permit Application for 13 Neck Road. Note the pickup truck in the lower right of the photo. My concern is that, while the development's proposed 18' parking spaces are long enough for a passenger car, they are inadequate for most models of the best-selling vehicle in North America: the Ford F-150 pickup truck. The mid-line F-150 model is 19' long, and the higher-end model is 20.9' long. If a truck or SUV overhangs the narrow access road in this development, it creates safety concerns and may impede access for emergency vehicles. If snow is present at the side of the access road, the concern is even more critical.

How will the developer manage runoff from the large paved interior roadway and parking areas (8,945+- sf), which are 6' or 8' from neighboring properties. Can the roadways be pitched inward toward the development so that the development deals with its own runoff from extreme rain events and snow melt, protecting adjacent neighbors from saturated soils

and contamination from salt, vehicle fluids, etc.

The development needs a planned location to stockpile snow within the development site. The current plan shows no defined area for snow storage, except for the possibility that it all be pushed to the edge of the property, at the neighbors' lot line, impacting the neighbors' use of their property. Snow should not be plowed onto abutter properties, and excessive snow should be removed from the property to prevent meltwater saturation of abutter properties.

-- Where will the developer place dumpsters for trash and recycling? These need to be shown on the plan.

-- Will the developer provide EV charging stations in the parking area?

Please find my comments below regarding the Neck Rd 40B proposal.
Thank you,
Joe D'Eramo
127 Harvard Rd, Lancaster, MA 01523

On page 7 of the comprehensive permit application, the developer claims "The site is surrounded by multi-family homes near the center of town." This is a clear misrepresentation of the immediate neighborhood around 13 Neck Road, which is 87.5% single family, and 12.5% multifamily. This data is drawn from a review of the 300' abutter's list, generated on the Lancaster Assessor's website. The list has 16 total properties, including 14 single family and 2 multi-family.

The development should have a safe play area for the resident children. One source I found shows that a 2-bedroom apartment can expect .6 children per unit and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (including five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway experiencing fast-moving traffic.

For the two-unit building facing Center Bridge Road, there are safety concerns having a porch entry that appears to be 3' off the existing public sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph or faster. A toddler running out the front door of this unit could be on the roadway in mere seconds. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely

factored into that number. This building should be set back further from Center Bridge Road, and./or the building entrance should be moved to another side of that building.

Adjacent neighbors have complained that there is low water pressure in the area. Can the water main serve all these additional residences AND have sufficient pressure and flow at the hydrant for firefighting? Can the developer commission testing now to have the Lancaster Water Department/Lancaster Fire Department (or an independent testing firm) confirm that the water infrastructure can handle this new development without adverse impact to neighbors, and with sufficient water capacity for firefighting.

As chair of Lancaster's Select Board, I want to be clear that the views expressed below are not reflective of those of the Select Board, but rather one member acting in their SB capacity. Thank You, SJK

From: Alexandra Turner
To: Jasmin Farinacci; Stephen J. Kerrigan; AW Turner; Kate Hodges
Subject: Re: Neck Rd 40b
Date: Monday, June 5, 2023 11:08:42 PM

Dear Steve, Kate, and Jason,

I did not send my comments as a private citizen, nor comment on the site walk as I thought I should reserve my private opinions. In response to our discussion I ask that my comments be forwarded in their entirety. My comments are made as an elected Selectman. If you have any concerns please let me know.

As a Selectman I have serious concerns about this project from my perspective as an Executive charged with the health of our community.
This attractive project has many positives, most importantly if built it would improve our affordable housing inventory and it is nicely designed. As a Selectman I have publicly supported 40B developments, and am proud to have served as the Town's rep and negotiator for Shaker Village, a LIP built on Meditation Way.

Despite the positives I write in opposition to this project due to several factors. My primary concern is public safety. Due to the size of the site the eleven proposed units on this site would have to be built to the property line, directly on the sidewalk at a four way intersection. This effectively blocks sightlines at a dangerous four way intersection that has been the site of many accidents. The sight lines would also be very difficult for new residents to exit their new driveway safely.

Public health concerns are also an issue. Currently, sewer serves the site but is limited as the Lancaster Sewer District operates under a Consent Order due to flow restrictions. Effectively there is no reasonable expectation that off site sewage disposal would be allowed. On site septic would further burden this very tight site and be difficult to permit.

In conclusion this is architecturally, and conceptually an attractive project and one that would be a nice project in an appropriate site ideally with more space for parking, sanitary facilities and safe egress. I would be pleased if the town and partners agreed to work with this developer to identify and permit other viable sites. Alternatively, a better scaled 40b project could be appropriate at this site with the design factoring in health and safety concerns.

Best regards,
Alexandra Turner

Good morning

[illegible]

From:	Joe D"Eramo
To:	Frank Streeter; George Frantz
Cc:	Jasmin Farinacci
Subject:	Site walk with 13 Neck Road developer -- Can you please ask these questions on my behalf?
Date:	Wednesday, May 24, 2023 3:40:02 PM

Hi Frank and George -
I understand from Jasmin that tomorrow's site walk is for town staff only. If one or both of you plan to attend the site walk, I wonder whether you can ask the developer some of my questions. Yes, I realize I can pose these questions in the public comment period, but by getting them asked now, the developer can have time to consider how to respond in the next version of their plan. Thanks in advance for any inquiries you're willing to make.

-- Will the large "barn" structure really be set back 35' from the Neck Road pavement, as shown on the developer's 4/11/23 revised layout, and as described in the developers counsel's letter to Victoria Petracca, attached in the final pages of the permit application here:
https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/uploads/site_plan_application_to_be_printed3.pdf
The layout shows the existing fire hydrant on Neck Road, and the "barn" structure set back 25' from it -- I've stood at that hydrant and could not imaging how the development could fit given the amount of space devoted to this setback.

-- How will the developer manage runoff from the large paved interior roadway and parking areas (8,945+- sf), which are 6' or 8' from neighboring properties. Can the roadways be pitched inward toward the development so that the development deals with its own runoff, protecting adjacent neighbors from saturated soils and contamination from salt, vehicle fluids, etc. Is there a planned location to stockpile snow within the development site, and not at the edge of the site?

-- Is there a location for a safe play area for the resident children? One source I found shows that a 2-bedroom apartment can expect .6 children and a 3-bedroom apartment can expect 1.8 children. With the current proposed apartment configurations (five 2-bedroom and two 3-bedroom apartments), the development could expect 6.6 resident children, and they should have a safe place for outdoor play on the property, without crossing streets. Safety is a particular concern given that Center Bridge is considered an arterial roadway, experiencing fast-moving traffic.

-- For the two-unit building facing Center Bridge Road, are there safety concerns having a porch entry that appears to be 3' off the existing sidewalk and 15' from the pavement edge of an arterial roadway that commonly has traffic moving at 40 mph? I hope the site walk includes a visit to this location with time to experience the traffic. Lancaster bylaws specify a 74' setback from arterial roadways, with safety surely factored into that number.

-- Where will the developer place dumpsters for trash and recycling?

-- Will the developer provide EV charging stations in the parking area?

From: Contact form at Lancaster MA
To: Jasmin Farinacci
Subject: [Lancaster MA] 13 Neck Road Development (Sent by Karen S Silverthorn, karen.silverthorn51@gmail.com)
Date: Saturday, June 3, 2023 6:55:40 AM

Hello, Jasmin,

I am a concerned citizen of Lancaster who believes that a lot of time and thought should go into the planning and development at 13 Neck Road. Some issues that I feel need to be looked into in depth and detail before this project is approved are: lack of space for comfortable living and parking if the area is overcrowded, safety of children and pets living in that busy traffic area, ample parking space, visitor parking availability, insufficient sewer system, a blind intersection, and safety in general for elders and children in traffic areas.

Thank you for your time. The correct type of safe development that does not lead to congested living conditions for our Lancaster residents is very important to quality of life in our town.

Sincerely,
Karen Silverthorn
395 Goss Lane, Lancaster

June 5, 2023

RE: The proposal for 11 unit rental buildings
At 13 Neck Rd. Lancaster, MA 01523

We Are the next door neighbors At 66 Center Bridge Rd.

We have several Concerns:
We feel the proposed buildings would block our view of oncoming traffic, making it difficult to back out of our driveway.

The previous house was A single Family home with one Apartment in the Attic Area. It was parallel to our home + did not obstruct the view of the traffic We could see down to Main St.

There seems to be no room for A yard, As All visible lawn Areas belong to Abutting homes.

Where would children play?

Where would visitors PARK?
Would the traffic Affect existing homes on Center Bridge + Neck Rd?

The lot seems too small for conceivably 22 Cars And 45 people.

→

Is there room for snow Removal?
Trash Removal?

Can the current sewer system handle
11 units?

It is a corner lot & both sts. Are
not that wide for cars pulling
in and out.

Would current water pressure to
existing homes be Affected?

We have two Rental units in
our home and feel these concerns
Are valid.

Thank you So much,
Leet Amy Pothier
16 Center Bridge Road

From: linnea1394@comcast.net
Subject: RE: 13 Neck Road Proposed 40B housing project
Date: Monday, June 5, 2023 12:54:28 PM

From: linnea1394@comcast.net
Sent: Monday, June 5, 2023 11:59 AM
Subject: 13 Neck Road Proposed 40B housing project

I am not in favor of the current plan for housing for 13 Neck Road Lancaster.

The house was a single-family home with an in-law apartment for since the 1970's, not a multi-family as described by the developer.

The number of units and corresponding vehicles would create a very densely populated "pocket" out of character with surrounding homes.

The proposed construction is very close to a busy road and would create safety issues for the residents and drivers.

While the developer has presented a more in character outer design, it would be more appropriate much larger acreage.

Please ask for reduced density and for sales condos, non-rental units and there would have no pride of ownership.

Send the plan back for revisions.

Respectfully,

Linnea Lakin Servey
1394 Main Street, Lancaster, MA 01523

May 18, 2023

To: Town of Lancaster Community Development and Planning Office and Board of Appeals.

Re: 13 Neck Road, Neck Farm Estates MassHousing Application 4/27/23.

We are hoping the owner of 13 Neck Road ½ acre parcel will be considerate of Historic Lancaster Center Village. A few years back he tried to build a 8 unit apartment building. He now comes back with a 11 Unit, 21 parking spaces to take advantage of 40B. While 40B is important to the Town of Lancaster, keeping and valuing this Historic Area is equally if not more important.

According to the Mass Housing Application the proposed Usable Open Space will be only 10% of the half acre parcel. Of the 21 Parking spaces; where will visitors park, most likely in the street. This added density will have a huge effect on traffic hold ups and accidents which happen frequently at the intersection of Center Bridge Road and Neck Road. What is being proposed should not be built in any Historic neighborhood.

Please note on page 8 of 21 of the Neck Farm Estates MassHousing Application 4-27-23, it states that the site is not in a local Historic District, which it is. This is very deceiving for anyone who does not read the whole application.

Being relatively new to this area, we were struck by the beauty of the Historic Homes. It felt like we were looking at a Currier & Ives setting.

Thank You
Marilyn Wilson
2 Neck Road

Public Comments on the Development of 13 Neck Rd, Lancaster MA.

I recently learned that the lot where a beautiful 19th Century family home once stood is being considered for a 40B development. I attended the Town's meeting where the developer announced his intention of building an 11-unit 40B on this site. The developer's attorney submitted their (120+pages) plan. While everyone at the meeting could appreciate that the design was in-line with style of the houses in this Historic District the size of the project for such a small lot is causing great concern amongst abutters and others along Main St., Neck Rd., and Center Bridge Rd.

The plan revealed one larger building that will house 7 units that seem to run along the edge of Neck Rd. with two smaller buildings would housing the remaining 4 units. The attorney also told us that there would be a parking lot large enough for 22 cars as well as a playground for the children living there.

My concerns with this plan are:

- The size of the development is just too large, too dense for the lot's space.
- It is within the Town's primary Historic District and will degrade this well-preserved area. This lot is on the National Historic Register and is a Massachusetts Historic Site – what are the regulations for these areas?
- Neck Rd. and especially Center Bridge Rd are major thoroughfares – traffic is busy and usually over the posted speed limits. Adding to the amount of traffic and more importantly putting the lives and well-being of children at risk is also a negative.
- There is also the concern due to the environmentally sensitive area which the lot is due to the proximity (across the street) of the Nashua River. Due to the placement within an ACEC area do the developers need to file a MEPA submission?
- The lot is currently "permitted" for 2 sewer units but it needs a total of 11. Lancaster must rely on the Clinton Sewer and with all the building going on in both Clinton and Lancaster, one has to wonder how many more overall units will Clinton be able to supply Lancaster? Shouldn't these units be prioritized by Lancaster before Clinton says "ENOUGH!!"
- Lancaster is working towards meeting the housing inventory numbers at the state level. However, we have several projects already in place – DCAMM development Old Common Rd, over 350 units along RT 70 in North Lancaster, 32 rental units at 0 Deershorn Rd, and what has been known as the Goodridge Project which will be over 50 units.
- The availability of water (flow & pressure) should be confirmed with the Water Department.

- What will the impact be on the area in terms of property values when you crowd 11 apartments into this lot?
- What impact will the lighting of the parking lot have on neighboring homes?
- Finally does a 40B development NOT require that abutters be notified?

Please, please, please consider rationale, right-sized development for Lancaster before you significantly reduce, erode all the charms of Lancaster that currently make people want to live here.

Respectfully submitted,

Martha Moore, private citizen of Lancaster

From: Martha Schmidt
To: Jasmin Farinacci
Subject: Proposal of building 13 Neck Rd.
Date: Friday, May 19, 2023 2:02:19 PM

Dear Jasmine. I am really concerned about the proposal submitted by John Cherubini to build that huge housing unit on Neck Rd. That size lot can by no means sustain a Housing Unit of that proportion on the corner of that street. There are so many reasons for my concern. The traffic on Center Bridge Road at all times of the day especially in the morning and the end of the work day. The Noise. The proposal to have 21 spaces of parking for the tenants!! The lack of Water Pressure. Lack of Sewer for all those units. The proposed Playground on that small lot. The Fire Department being able to get to the units in case of a fire! The destruction of the Historical Landscapes and houses on that Street! His property proposal would not fit into the scheme which is rich in History! Why would we want to spoil the atmosphere of that street? I am not at all against 40 B housing in the Town. There isn't enough space to have all those units put on Neck Rd. Only three being 40 B. Thank you for your time in reading this. I sincerely hope this proposal does not come into fruition Martha L Schmidt.

From: Pamela Locke
To: Jasmin Farinacci
Subject: 13 Neck Road, Lancaster, MA
Date: Thursday, May 18, 2023 3:29:54 PM

Hello Jasmine,
I'm writing to voice my concern over the 40B project that is being proposed for 13 Neck Rd, Lancaster, MA. I understand the need for affordable housing in our community, but I am worried this project is being put forward only to make money for the developer and not take into consideration the historic center of Lancaster and how out of place and out of character this development will be. I would love to see something tastefully built to match surrounding historic homes, or the lot go on the market to a private buyer or even turned into a park for community enjoyment.

I understand Lancaster has recently acquired the DCAMM property off of Old common road which is comprised of over 80 acres. To me, this property would be much more suitable for any kind of development and has much more space for more affordable housing. A project done here, thoughtfully, instead of pushed by a developer "to get it done," would make more sense with the feeling, history, and interest of Lancaster.

I am against a 40B development project going in on 13 Neck Road.

Thank you,

Pamela Locke
710 Main Street, Lancaster, MA

From: Sam Malatos <sebastian.malatos@gmail.com>
Sent: Monday, June 5, 2023 10:27 PM
Subject: 13 Neck Rd - proposed development - resident comments

Hello Folks

Attached are our comments regarding the proposed development at 13 Neck Rd for submission to the State. Please confirm receipt at your convenience.

Also, at tonight's Select Board meeting it was discussed that the owners of 13 Neck Rd in their application submitted to the state checked a box which indicated they had received a 'letter of support from the towns Chief elected officials' . I think there was some misunderstanding in that discussion during the meeting tonight - there was discussion that a prior project received a letter of support which still applied - to my knowledge that is not the case. This project as currently submitted stands alone - there was no prior 40B application submitted to the state for this property. From my review of the application package, attendance of recent meetings, and review of town records available online - I don't see that the Select Board has provided this project a letter of support as the applicant indicated and I think it is important for the towns select board formal comments to clarify that for the state. I have gone through the entire package that was submitted to the state and the only indication of town correspondence is reference to the Affordable Housing Trust meeting where they presented the plan.

Thanks for your time
Sam

Too crowded on site - 3 Bldgs, large parking lot, driveways, 11 apts, but only 3 affordable does not help the town to reach total affordable goal
Questionable sewer capacity for 11 apts and old water pipes in street may need repair
Poor location for increased traffic on Neck & Center Bridge Road - poor visibility for cars coming in & out
Crowded lot is not fitting in with the other buildings (Old & historical) nearby
Location is near Nashua River & Town Brook may cause excessive run off with heavy rain or snow (where to put plowed snow in the winter, no room left on the crowded lot.
close to railroad track may cause danger or attraction to children

Sarah P. Spencer

674 Main St. Lancaster

Hello State of Massachusetts,

My family lives at 47 Center Bridge Rd, directly across from the proposed 11 unit "Neck Farm Debacle" in Lancaster. We are incredibly frightened by the obvious safety issues that may bring harm to residents and visitors of the 13 Neck Road, as well as the many walkers, runners, and the drivers who navigate through the intersections of Neck Road, Center Bridge Road, and Main Street.

Regarding the proposed 11 unit complex at 13 Neck Road, we have three safety concerns:

1. THERE IS NOT ENOUGH PARKING SPACES ON THE HALF ACRES LOT TO SUPPORT THIRTY-THREE DRIVERS. With the 11 proposed units, we have calculated that the site will need parking spaces for 33 or more drivers. Parents need cars, and as kids grow-up they will also need cars too, right? (33 total cars = 2 adults and 2 kids per unit. With highschoolers here in Lancaster, that can easily be 3 drivers per unit). Furthermore, those residences of 13 Neck Road will have friends and family who visit. Where will they go to park? Here is a scenario: A grandparent has come to 13 Neck Road to take care of a young grandchild, while the parents are away at work. With bad traffic, the grandparent is late to the site, and finds that there is hardly any parking within 13 Neck Road. The grandparent can't navigate the tight parking area, and backs-into a parked vehicle while trying to get the car into the tight space (there will be lots of trucks and SUVs in the parking lot). Or worse, the grandparent accidentally backs over a resident's 4 year old who is riding a tricycle in the parking lot. This happens.

2. CARS THAT CANNOT PARK INSIDE 13 NECK ROAK WILL HAVE TO PARK ON THE STREET
Neck Road, Center Bridge, and Main Street each experience a lot of residential traffic including: 18 wheelers, commercial trucks, and farm equipment vehicles. As early as 4:30 in the morning, the traffic starts to flow on these streets until 10 or 11 at night. Everyday, there are literally hundreds of commercial vehicles crossing these intersections, some below the speed limit, most at the speed limit, and some over the speed limit. If cars are parked on the street, this will narrow and impinge already narrow Neck, Center Bridge, and Main Street roads. As there will be cars from 13 Neck Road parked on the street, large commercial vehicles will have difficulty driving between these parked cars, and they will not be able to turn due to the lack of space remaining on the street. This issue of constriction or impingement will happen every day. If a car that is parked on the street, happens to open a door while the occupant is distracted or in a hurry, a car door will get knocked-off by one of these large commercial vehicles. It could take the occupants arm off, or worse. We actually had this happen to us while parked on a narrow street in North Carolina. Or while a truck is driving down the road, one of the many kids from 13 Neck Road or an abbutting home, would chase an errant ball. To get it they would run between the numerous parked cars from 13 Neck Road, and into the street. This happens.

3. HOW WILL WE SAFELY CLEAR THE ROADS AT NECK AND CENTER BRIDGE DURING THE SNOW STORMS?

Local residents here in Lancaster know that we get many snow storms each winter. And occasionally, we get REALLY BIG snowstorms. Nobody can truly predict when or how large the storm will be here in Worcester county. With cars parked on the street, due to the impending overflow from 13 Neck Road, it will be a safety issue! Here is another scenario: it is snowing and one of the many plows are coming down the road. The snow is heavy and visibility is low. The plow rolling down the street cannot see the resident from 13 Neck Road, while they are scraping their car. With these conditions, an overflow on 13 Neck Road, the plow easily clips the resident causing significant, or even fatal injuries. If 13 Neck Road is to be built to this capacity of people, how will this ISSUE be handled during winter snow storms, when the roads MUST be plowed? How will people be safe?

Okay, while these scenarios might sound far fetched, the 13 Neck Road Debacle will most definitely create hazardous situations that might actually lead to real harm. The current commercial residential PROPOSAL IS UNACCEPTABLE and we hope you agree with us.

Finally, we are TOTALLY AND COMPLETELY onboard with adding 40B housing here in Lancaster. As a resident of 47 Center Bridge Road, our family would be most happy with 3-5 units at 13 Neck Road. That will be the right size to support the small property, and will help Lancaster meet the state requirements. Given the scale of 3-5 units (hopefully all 40B), a reduced capacity of the current design will complement the historic nature of abutting homes here in the center of Lancaster. With fewer residents at 13 Neck Road, the half acre lot will be able to handle the new 9 to 15 parking spots, as well as the other 10 or so additional spaces WITHIN the compound to account for visitors. This is both a logical, safe, and ethical way to address our local housing needs.

Most sincerely,

Sean and Kristen Phillips, Lancaster Homeowner

Hello Jasmin,
I read through the proposed 40B Project and I have a few questions, comments, and concerns.
First, 40B is definitely needed and being close to the center of town this parcel of land is a good area.
I believe the project proposed is too large for this parcel of land. The project seems to allow for 23 people to live there, yet there is only 21 parking spaces in the plan. I understand there is a good chance that 23 people will not be living there at one given time, but what about visitors, and family get togethers, and the holidays. Where will family and friends be parking?
Of the 6 units, why are only 3 affordable? If the town is way under on affordable housing that it is a crises, should only 1 or 2 units be at market value...or any at all?
Who will be responsible for the grounds & building maintenance? Will it be private or will the towns DPW be in charge of lawn care? Who will be responsible for the fees for maintenance?
Traveling down Main Street from Clinton, taking a right onto Neck Rd. and crossing over Center Bridge to continue on Neck Rd is already a little tricky. The view is not great looking to the right while crossing over Center Bridge Rd. Will this intersection be revamped to help with this? If 21 cars are added along with the possibility of 23 people and the back-up when the 13 minute train goes by and blocks Center Bridge Road, this corner will become a busy area and there could be traffic back up with little length (from Main Street to the tracks) to allow for this.
Again, I believe this area is a great location, but I also believe that the project should be scaled back.
Thank you for your time,
Sherry Cutler
67 Harvard Rd
978-365-5518

Hello Ms. Farinacci,

I live on Harvard Road and have quite a few questions and concerns about the 40B project proposed for 13 Neck Road.

Water and Sewer are always a concern with any new or expanded development. I know many areas of town experience low water pressure, and I notice that there is a fire hydrant immediately adjacent to the property. Increasing water usage at that site from two units to eleven units will put a considerable demand on both the volume and pressure of the water supply. Will the present system be able to provide for those needs and have enough additional margin to ensure a good supply for fire-fighting?

How many sewer permits will the town be able to allot to this project? How will additional wastewater needs be met? Have soil samples been evaluated to determine if the land is suitable for septic tank absorption fields? If not, how much space would septic systems mounds for leaching fields require, and where would they be place on the lot? It is important to note that Lancaster regulations state: "The area proposed which could support a subsurface sewage disposal system on each lot shall not be used for any other purpose."

While I would like to see more 40B housing in this part of town, the particular lot at 13 Neck Road seems less than adequate to accomodate the needs of an eleven unit project. In addition to the actual units, parking will take up a significant amount of space and I assume additional space for dumpsters and the appropriate access for trucks to service them. All of those parking and dumpster areas will need to be cleared of snow. Where will that snow be piled up, and what drainage issues will that present? One of the abutters has a creek running through their yard. Will runoff cause issues for the abutters, and increase the likelihood of flooded basements, etc.?

Page 7 of the comprehensive permit application states that "The site is surrounded by multi-family homes near the center of town." I walk through this neighborhood regularly and was very surprised to read this description. I feel it clearly misrepresents the facts. The abutters list (300' -- 16 total properties) shows that, actually, 87.5% are single family, and 12.5% multifamily. All of the abutting properties are on large lots with open space for residents and children to use for recreation. How much green space will be allocated in this project for the residents' use?

With two and three bedroom units, there will be a significant number of children living there. There are no public play areas within walking distance without traveling on busy roads. It will be important to have adequate areas for the children who live there to play outdoors safely, and those play areas will need to be away from Center Bridge Road (a busy street with limited visibility).

I am very concerned that the requirements for an 11 unit project simply cannot be adequately met on a lot of this size. Thank you for incorporating my questions into the town's response to Mass Housing. I will be most interested in hearing how these concerns can be addressed.

Thank you,

Wanda Rezac
125 Harvard Road
Lancaster, MA

To Mass Housing, State officials and Lancaster Town officials

Re: proposed 13 Neck Rd 40B development

We are residents of Neck Rd in Lancaster, MA writing to let you know we have significant concerns regarding the proposed 3 building, 11-unit, and 21 car parking lot proposed to be developed in the towns historic district on an approx. ½ acre lot. For over 100 years a single family home was located at 13 Neck Rd, our understanding is that at some point over the years an attic apartment began being used at the location. The current owners of 13 Neck Rd purchased and then demolished the historic home – the original dwelling was oriented on the site with much safer layout than what is proposed and with open space appropriate for the town's historic district and pastoral setting of Neck Rd.

The applicants met with the town's Affordable Housing Trust on April 6, 2023 and although nearby residents were not given direct notice of the meeting there were a number of significant health and safety concerns raised at the meeting. The concerns and questions raised by both residents and Affordable Housing Trust members went largely unanswered before the applicants moved forward with submitting their application to Mass Housing. The only comment from that meeting that received response from the applicant was the fact that the original site plan layout placed one of the buildings on land that did not belong to the owners of 13 Neck Rd – so they moved the setback of that building back to be situated on their own land.

There is still much to learn about what the proposed project would actually entail given the lack of response to and engagement of community concerns so far, however, here are some of the concerns that came to mind to us as nearby residents:

1. Parking:
    a. Quantity: The applicants indicated in a town meeting that up to 40 people could live at the development, however, there will only be 21 parking spaces. A potential 19 space shortfall, before considering the lack of parking for guests or maintenance vehicles presents – this is a parking nightmare. The lack of parking will certainly cause the nearby NARROW country roads to be littered with the overflow of cars that have no space to park at 13 Neck Rd. Creating safety hazards to all traveling the abutting roads and undue impact on nearby existing residents. Parts of Neck Rd along the side of the proposed project are under 20' wide – cars frequently parked on the side of the road would create significant safety issues. With the overflow parking designated to end up on surrounding sides of roads - existing residents will have significantly decreased visibility exiting their own driveways. With a lack of sidewalks on Neck road many residents currently walk on the side of the road – they will surely be in danger with cars frequently parked on the side of the narrow country roads. Residents will be forced to walk in direct line of traffic and there will be almost no capacity for two-way traffic.
    b. Design: One of the proposed exits of the parking lot is facing our home right across the narrow street! This is just not right - surely more thought and consideration could be put into the parking lot exit pattern, direction, and impact of traffic flow and headlights to neighboring residents. Turning what currently is a single car driveway into the exit of a 21 car parking lot facing any home of nearby residents is completely unnecessary.
2. Sewer: The lot location only has 2 sewer connection betterments designated. The proposed project would need an additional 9 sewer connection betterments. The Town of Lancaster does not have its own processing facility and has limited capacity issues which have already attributed to holds up with other proposed Chapter 40B developments in the town of Lancaster. Lancaster has a separate Sewer District Commission which complicates the scenario. Not addressing this issue before submitting the application to Mass Housing creates the undue burden on the town and its residents having to review and hold hearings if it is determined there is no remedy to this significant issue.

3. Setbacks: The Applicant indicated during the site visit that 2 of the proposed buildings would have only a 1' setback from the sidewalk on the Center Bridge Rd side of the lot. This creates an issue of serious safety concerns given the impaired visibility of any vehicles exiting Neck Rd.
4. Lack of Open Space: As demonstrated by the site plan layout and as discussed during the site visit – the proposed project includes Very little open space. The only real open space provided to the future residents is a narrow 10' wide strip of land that runs parallel to Neck road on the side of the 3 story building. Aside from that almost all of the ½ Acre lot is covered by buildings and the parking lot. This is contrary to the towns Affordable Housing Production Plan which calls for consideration of open space for residents of affordable housing developments in the town. This also provides a safety concern for any future children who may reside in the development – with very little open space on the lot and extremely close proximity to a dangerous intersection the proposed development is a recipe for disaster.
5. Environmental Impact: Given that the site is located within close proximity to the Nashua River and within the States designated "Area of Critical Environmental Concern" – the propose site plan layout lacks any consideration for environmental impact by covering the vast majority of the currently vacant ½ acre lot with 3 buildings and a 21 vehicle asphalt parking lot.
6. Density: Despite what is indicated in the Applicant's application package – the lot is not located in an area of town with significant multifamily dwellings or of high density – a survey of the surrounding areas shows that the vast majority of homes in the immediate area are single family homes. Any multifamily locations in the area have much more open space accompanying the property. The proposed project is significantly higher density than the surrounding area and lacks any open space.
7. Train crossings: You should be aware that within very close proximity to 13 Neck Rd. are 2 rail road crossings on both Neck Rd and Center Bridge Rd. Neither crossing has safety gates in place to stop or alert vehicles or pedestrians when trains are approaching. These crossings rely on the approaching trains horn and flashing red lights. These dangerous and noisy rail road crossings need to be updated with improved safety should the state decide to back the proposed development at 13 Neck Rd.
8. Apparent errors in the application (not all encompassing):
    a. On page 8 of the Mass Housing application the applicants indicated that the site is Not within a 'local or state Historic District or listed on the National Register or Historical Places' – however the site is located with the town's historic district and the historical home that was demolished is on the state's list of historical assets (LAN 140 Dr. Calvin Carter House).
    b. On Page 31 – the applicant checked a box indicating they have a 'Letter of Support from the Chief Elected Official of the Municipality' for this proposed project – this is Not an accurate statement. The application package and town records lack any representation that such a support letter exists for this project proposed in support of what has been submitted to Mass Housing.

Affordable Housing progress: Lancaster is a rural town with vast amounts of undeveloped open space, the town has taken steps to increase its affordable housing supply with a town vote to rezone a large area of land near Rt. 70 which would include affordable housing as a part of the development (a potential of 146 units being added to our supply) and there has been a revival of a 32-unit affordable housing project most recently. As a reminder, the town also is the location of a state correctional facility – our understanding is that approx. 10% of the town of Lancaster's residents are housed in the State's correctional facility– surely this should count for something.

Finally, as residents of Lancaster we are fully aware that the town is still working toward meeting the States Chapter 40B Affordable Housing goals. We are in support of increasing the towns affordable housing supply and continuing to work towards meeting the State's goals. The Applicant has provided no financial justification for proposing a 3 building, 11-unit facility (only 3 affordable units) in the available ½ acre lot. The proposed site plan simply does not fit. It is likely that a single building with 1 or 2 Units would still be profitable – As a reminder the Applicants purchased a single dwelling (2-unit) historic home when they made the private investment in 13 Neck Rd. The location would

be great for a similar single dwelling which includes either 1 or 2 units (preferably both designated affordable housing units) – this would provide for the space needed to provide an excellent place for future residents to call home, reduce the impact on the neighboring community, and address the numerous environmental, health and safety concerns –and in the end this would only alter the actual affordable units delivered by this development by 1 unit. The intersection of Neck Rd and Center bridge Rd, which lies at the bottom of a slope from town center, is frequented by large delivery and construction trucks throughout the day and night - it is a dangerous intersection as it sits today. Adding the proposed density to the corner of this intersection with no open space for residents and lack of adequate parking on the lot, while decreasing visibility and road space will surely result in tragic events as a direct result – it doesn't take an engineer to envision that.

Thank you for your consideration,

Taylor and Sebastian Malatos

Lancaster, MA

Tymann Davis & Duffy

One Boston Place
Suite 2600
Boston, MA 02108
617.933.9490

Benjamin B. Tymann
617.933.9490
btymann@tddlegal.com

June 5, 2023

BY EMAIL (MBusby@masshousing.com)

Michael Busby
40B Relationship Manager
MassHousing
One Beacon Street
Boston, MA 02108

Re: Project Eligibility Letter Application of Neck Farm Estates LLC for Ch. 40B Development at 13 Neck Road, Lancaster

Dear Mr. Busby:

I write on behalf of Rebecca Jan Pirozzolo-Mellowes and John Wytheman Mellowes, the owners of 12 Neck Road, Lancaster ("12 Neck Road"). 12 Neck Road is an abutter to, being directly across the street from, the half-acre site on which Neck Farm Estates LLC, the Site Approval Applicant in this matter (the "Applicant" or "NFE"), intends to construct a multi-family Chapter 40B development (the "Locus" or "Development Site"). The Applicant has proposed building an 11-unit rental development on the Locus (the "Proposed Development"). For the reasons detailed in this letter, my clients urge MassHousing not to issue a Project Eligibility Letter ("PEL") for the Proposed Development.

In short, the Proposed Development is undeserving of MassHousing's support not only because it is inappropriate in size and scale for the small Development Site, but because it is a true outlier by virtue of two irreversible development impacts it would create that are not normally seen with Chapter 40B proposals that come before MassHousing for a PEL:

- First, both the Development Site and my clients' property at 12 Neck Road sit within Lancaster's Center Village District, which is listed on the National Register of Historic Places ("National Register"). The Federal-style home at 12 Neck Road, the Aaron Willard House, was built during the Colonial Period in approximately 1750 and is specifically recognized in the National Register's designation of the Center Village District. So too is the historic house that ***had been*** at the Locus for more than 170 years – the Greek Revival-style Dr. Calvin Carter House built in approximately 1849 – until the developers who formed NFE had the house demolished on or near Christmas Eve 2020 without first informing the Lancaster Historical Commission; and

- Second, the Development Site, 12 Neck Road, and the Center Village District neighborhood all sit within the Central Nashua River Valley, which the Commonwealth designated an Area of Critical Environmental Concern ("ACEC") in 1996.

The Proposed Development, for these two reasons, is eligible for review under the Massachusetts Environmental Protection Act ("MEPA Review") by the Executive Office of Energy and Environmental Affairs ("EEA"). In addition to MEPA Review being separately triggered by the Development Site's location in an ACEC and its historical designations, the Proposed Development will also likely require, by Massachusetts statute, an Historic Impact Review by the Massachusetts Historical Commission ("MHC").

The Proposed Development's adverse impacts on the unique environmental and historical resources in and around the Locus simply cannot be squared with the legal criterion governing PEL decisions that a proposed Chapter 40B project be "generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns." 760 CMR 56.04(4)(c).

I. <u>The Proposed Development Risks Damage to Properties and a Neighborhood Designated as Historically Significant</u>

My clients' property at 12 Neck Road, which features the mid-18th Century Federal-style Aaron Willard House, and the demolished Dr. Calvin Carter House at the Locus, are both inventoried with MHC as well as being specifically listed within the National Register's designation of Lancaster's Center Village District.[1] A true copy of the MHC's file for each of these inventoried properties is attached hereto at ***Exhibit A*** (Locus/Carter House) and ***Exhibit B*** (12 Neck Road/Aaron Willard House). A true copy of the relevant excerpts of the National Register's designation are attached hereto at ***Exhibit C*** (see MHC Inventory #'s C60 and C69).[2]

The National Register's designation describes the Center Village District as:

> … composed of a fine sampling high style and vernacular eighteenth and nineteenth century architecture. It includes seventy-one private residence *[sic]*, ranging in style from Federal to twentieth century Colonial Revival, and seventeen public buildings, including Bulfinch's reknowned *[sic]* Lancaster Meeting House. The district extends from the Sprague-Vose Bridge north along Main Street for eight-tenths of a mile. It is bounded on the west by the wide flood plain of the Nashua River and on the south by the Nashua River ….

Exhibit C, at 2.

[1] The Applicant answered "No" to the question in the PEL application, "Is the site within a local or state Historic District or listed on the National Register or Historic Places?" This answer was incorrect.

[2] The 1977 National Register designation misaddressed the Aaron Willard House as 14 Neck Road. The correct address of my clients' property, 12 Neck Road, is in the MHC records. *See* Exhibit B.

Sadly, the Applicant demolished the historic Dr. Calvin Carter House in December 2020. The developers obtained a demolition permit from the Lancaster Building Department on December 22, 2020, and within days the 170-year old structure was gone. As documented in a January 5, 2021 letter from the Lancaster Historical Commission ("LHC") to John Cherubini, one of the development principals, this Christmastime razing of the Carter House was done with absolutely no advance notice to the LHC. In the LHC letter, its Chairperson informed Mr. Cherubini that, among other things:

> The loss of this structure has been reported to the Massachusetts Historical Commission [] in Boston where records are kept of Lancaster's historic assets. ***(LAN 140 Dr. Calvin Carter House)***
>
> While discussing this matter LHC members expressed concern that this historical home was removed with no research requested on the background of the property through the LHC office where information is readily available. The LHC goes on record as being very disappointed in the demolition of this house. This demolition has been upsetting to those living in the neighborhood as well.
>
> I am reaching out to you, through this letter, to ***strongly encourage*** the building of something on the property that will be very much in keeping with the historic look and feel of this fine, old and highly visible section of the town center.

Letter from LHC to Cherubini, dated January 5, 2021 (a true copy of which is attached at ***Exhibit D***) (emphasis in original).

We ask MassHousing to consider whether a new development of nearly a dozen housing units packed on to a half-acre lot is "in keeping with the historic look and feel of this fine, old and highly visible section of the town center." Answering that question in the affirmative would, we respectfully submit, defy all appropriate land use planning as well as the principles of preservation that seek to protect precious, cohesive historic spaces such as the Center Village District. The Proposed Development would be utterly incongruous with this Nationally Registered historic neighborhood. This is the inexorable conclusion when considering MassHousing's relevant regulatory criteria as well, *i.e.*, review of a proposed project's "appropriate[ness] for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, … and integration into existing development patterns." 760 CMR 56.04(4)(c).

NFE's decision to demolish the Dr. Calvin Carter House to create a vacant lot by no means should earn this Applicant any design leeway with MassHousing. If anything, its irresponsible decision in 2020 to demolish the historic structure without telling the LHC while "upsetting [] those living in the [Center Village District] neighborhood," should put NFE's design choices under even greater scrutiny to ensure complete cohesiveness with its historic surroundings, including 12 Neck Road across the street. That will be an impossible task for an 11-unit development on a half-

acre. But the Applicant, who owns the Locus, is free to propose something dramatically scaled back (e.g., an appropriately designed two-family home) that might integrate well into the historic character of the Center Village District.

Indeed, the exacting scrutiny that we urge MassHousing to apply under these unusual circumstances would align with what my clients hope and expect will be a thorough MEPA Review by EEA. The MEPA regulations include a categorical trigger concerning historic and archaeological resources that is applicable here: if a project involves "the demolition of all or any exterior part of any Historic Structure listed in ***or located in*** any Historic District listed in the State Register of Historic Places," an Environmental Notification Form must be filed "unless the project is subject to a determination of No Adverse Effect by the Massachusetts Historical Commission or is consistent with a Memorandum of Agreement [MOU] with the Massachusetts Historical Commission that has been the subject of public notice and comment." 301 CMR 11.03 (10) (emphasis added). Given that no such MHC determination has been made, nor any MOU issued or even contemplated to my knowledge, the Applicant's demolition of the Dr. Calvin Carter House appears to have triggered one of the MEPA Review thresholds.

Finally, under Mass. Gen. L. c. 9, § 27C, any development project that undergoes MEPA Review – which the Proposed Development likely will, whether due to the demolition of the Dr. Calvin Carter House, the Development Site being within an ACEC (see below), or both – must also withstand an Historic Impact Review by the MHC. This fact, too, underscores the need for MassHousing, in carrying out its regulatory mandate, to apply at least as intensive a level of scrutiny to this unconventional project as will other state agencies.

II. <u>The Proposed Development Risks Damage to an Area of Critical Environmental Concern</u>

The Central Nashua River Valley ("CNRV"), which encompasses 10,100 acres in Lancaster including the Development Site and 12 Neck Road, was designated in 1996 as an ACEC based on several unique characteristics the Commonwealth determined merited this heightened level of environmental protection. In describing this ACEC, the Designation states:

> The heart of the Central Nashua River Valley ACEC is the 20-mile riparian corridor of the North Nashua and Nashua Rivers … Associated with this corridor are extensive surface waters, wetlands, floodplains and aquifers, as well as interrelated riparian and upland wildlife and rare species habitat, forest, farmlands, and publicly and privately owned open space.
>
> Portions of the ACEC are included in the statewide Scenic Landscape Inventory, and reflect the unique cultural history and natural beauty of this area, with its hills, farmlands and forests gently contrasting with the Nashua River and the adjacent floodplains, streams and wetlands….
>
> Further, the river valley provides significant linkages between important wildlife areas. At least 19 state-listed rare species occur within the ACEC.

> These figures do not include several federal or state-listed rare bird species that are known to utilize the area, but are not listed on the State's rare species database because they are not known to breed within the area. Rare species habitats cover approximately 4,975 acres, or 39% of the ACEC. The wetlands and tributaries are federally listed as priority wetlands, due to their importance to the Atlantic Flyway for migrating birds.

For the full set of ACEC documents describing the CNRV, go to https://www.mass.gov/service-details/central-nashua-river-valley-acec.

It is undisputable that the Development Site is in an ACEC. It is equally indisputable that this Proposed Development, because it (a) is in an ACEC, (b) is on a Locus measuring one-half acre or more, and (c) involves the proposed new construction of more than one house, triggers eligibility for MEPA Review under the MEPA regulations. 301 CMR 11.03(11)(b) ("Any Project of ½ or more acres within a designated ACEC, unless the Project consists solely of one single family dwelling").

The extraordinary environmental sensitivity of this Development Site requires MassHousing's careful attention under its governing regulations as to whether or not the Proposed Development is "generally appropriate for the site on which it is located, taking into consideration factors that may include … environmental resources…" 760 CMR 56.04(4)(c). MassHousing should not issue a PEL unless and until it can be definitively established that this oversized project will do no environmental harm to the Locus or its surroundings, the ecologies of which already are fragile enough to be designated as an ACEC.

One such environmental risk of which my clients and I are currently aware is the Development Site's lack of sewer capacity. Only two (2) sewer connections are allocated for the half-acre Locus. The Proposed Development would require nine (9) more connections, and the Applicant has provided no indication at all that approval for additional connections (let alone 9 of them) by the Lancaster Sewer District, a private entity as I understand it, is forthcoming or has even been discussed with that sewer authority. Without a credible plan from the Applicant as to how the Proposed Development's wastewater management will be handled in a manner that does not create capacity problems or other environmental hazards within the ACEC, MassHousing cannot responsibly allow this project to go forward at this time.

III. <u>Conclusion</u>

These are only the most glaring problems with the Proposed Development my clients and I are aware of at this time. Other unanswered questions remain. But what is clear already at this early phase of the Chapter 40B process is that the Applicant has proposed something that simply cannot meet the key PEL criterion of site suitability. Accordingly, my clients, direct abutters who will suffer especially acute adverse effects from this Proposed Development should it ever be built, respectfully request MassHousing deny the Applicant's request for a PEL.

Very truly yours,

Benjamin B. Tymann

Benjamin B. Tymann

Attachments

cc: Kate Hodges, Town Administrator
Jasmin Farinacci, Director of Community Development and Planning
Heather Lennon, Lancaster Historical Commission
Christopher Alphen, Esq.

EXHIBIT A

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	LAN.140
Historic Name:	Carter, Dr. Calvin House
Common Name:	
Address:	13 Neck Rd
City/Town:	Lancaster
Village/Neighborhood:	Lancaster;
Local No:	C60;
Year Constructed:	1849
Architectural Style(s):	Greek Revival;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	LAN.C
Designation(s):	Nat'l Register District (09/15/1977);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard;
Demolished	No

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

Inventoried in 1968
more information now

LAN.140 C60 NR

NRDIS 9/15/77 A, LAN, SBS, CLIM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
C	140

wn Lancaster, Massachusetts

dress 13 Neck Road

me Dr. Calvin Carter House

esent use Dwelling

esent owner Harold Sanders

cription:

e 1840

Source Worcester Registry of Deeds

e Greek Revival

Architect Unknown

Exterior wall fabric Yellow Clapboard

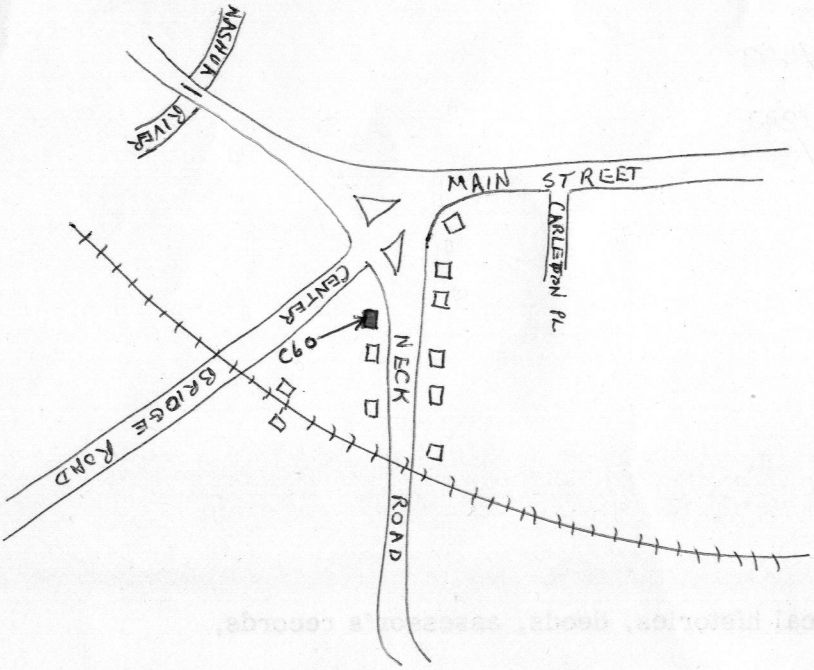
Outbuildings (describe) None

Other features 2-story; ridge roof-gable end front, dormers, window in pediment large porch across front and a six-sided porch at northwest corner; ell with attached garage at rear, windows are 6/6 with black shutters.

Altered No Date

Moved No Date

1. Map: Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



5. Lot size:

One acre or less X Over one acre

Approximate frontage 150 ft.

Approximate distance of building from street 40 ft.

6. Recorded by Janice A. Breen

Organization Lancaster Historical Comm.

Date January 1976

DO NOT WRITE IN THIS SPACE
USGS Quadrant

MHC Photo no.

RECEIVED
OCT 06 1976
MASS. HIST. COMM.

(over)

5M-2-75-R061465

LAN. 140

7. Original owner (if known) Dr. Calvin Carter

Original use Dwelling

Subsequent uses (if any) and dates

8. Themes (check as many as applicable)

Aboriginal		Conservation		Recreation	
Agricultural		Education		Religion	
Architectural	X	Exploration/ settlement		Science/ invention	
The Arts		Industry		Social/ humanitarian	
Commerce		Military		Transportation	
Communication		Political			
Community development	X				

9. Historical significance (include explanation of themes checked above)

Anna Goodhue, a very prominent woman in Lancaster who owned C3 and a large amount of land, sold ½ acre to Nathaniel Rand in 1832. Nathaniel Rand sold to Dr. Calvin Carter who built his new house in 1840.

Owners
Dr. Calvin Carter 1840
Sarah Carter
Daniel Stowell - 1865 Book 696/492
Stowell - 1879, 1898 Maps
Cecily Crowley 1943 Book 2905/241
Harold Sanders 1966 Book 4702/569

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Courthouse, Registry of Deeds, Worcester, MA.
Town Tax Records

EXHIBIT B

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	LAN.153
Historic Name:	Willard, Aaron House - Mansion House
Common Name:	
Address:	12 Neck Rd
City/Town:	Lancaster
Village/Neighborhood:	Lancaster;
Local No:	C69;
Year Constructed:	C 1750
Architectural Style(s):	Federal;
Architect(s):	Willard, Aaron;
Use(s):	Other Residential; Private School; Single Family Dwelling House;
Significance:	Architecture; Education;
Area(s):	LAN.C
Designation(s):	Nat'l Register District (09/15/1977);
Building Materials:	Wall: Wood; Wood Clapboard;
Demolished	No

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

LAN.153 (C) C69 NR

FORM B - STRUCTURE SURVEY
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Is this structure historically significant to: [Town] Commonwealth Nation

Structure has historical connection with the following themes: (See also reverse side)

Agriculture	Commerce/Industry
Architecture	Science/Invention
Art/Sculpture	Travel/Communication
Education	Military Affairs
Government	Religion/Philosophy
Literature	Indians
Music	Development of Town/City

2. Town Lancaster, Mass.
Street 12 Neck Road 153
Name Mansion House / AARON WILLARD HOUSE
Original Use Home
Present Use Home
Present Owner Joseph O'Brien
Date ca. 1750 Style Federal NRDIS 9/15/78
Source of Date PI-LAN USGS-CLNT
Architect Aaron Willard

3. CONDITION: [Excellent] Good Fair Deteriorated Moved Altered

IMPORTANCE of site to area: [Great] Little None SITE endangered by

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material:

WALL COVER: [Wood] Brick Stone Other

STORIES: 1 2 (3) 4 CHIMNEYS: 1 (2) 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony Recessed

ROOF: Ridge Gambrel Flat (Hip) Mansard
Tower Cupola Dormer windows Balustrade Grillwork

FACADE: Gable End: Front/Side [Symmetrical]/Asymmetrical Simple/Complex Ornament

Entrance: [Front]/Side [Centered] Double Features:

Windows: Spacing: [Regular]/Irregular Identical/Varied

Corners: [Plain] Pilasters Quoins Obscured

OUTBUILDINGS LANDSCAPING

5. Indicate location of structure on map below

See map and photo attached

6. Footage of structure from street
Property has feet frontage on street

Recorder Phyllis A. Farnsworth
For Lancaster Historical Commission
Photo Yes

MAY 1968

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

FORM - MHCB - 10M-6-66-943017

Mansion House 9A

LAN.153

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

This is a fine example of an early home that has been kept in excellent condition. It is near the Town Green and other early homes and in a section which could conceivably some day be an Historic District.

EARLY OWNER'S (~~1879~~):

AARON WILLARD,
LEVI WILLARD,
GEN. GREENLEAF,
DR. GREENLEAF,
HON. WM. STEDMAN,
TIM. H. CARTER,
MRS. SOUTHWICK,
REV. M. C. STEBBINS,
WILLIAM A. KILBOURN,
MRS. JOHN C. THURSTON,
A.D. EDGECOMB, M.D.,
A.E. VINAL.

REFERENCE (Where was this information obtained? What book, records, etc.)

MARVIN'S HISTORY OF LANCASTER, 1879

BIBLIOGRAPHY

Original Owner: _____

Deed Information: Book Number _____ Page _____

INFORMATION ABOUT THE MANSION HOUSE
LANCASTER, MASS.

COMPILED BY MRS. JAMES MACDONALD, 1968

The "Mansion House" located on The Neck Road, was built by Aaron Willard, a carpenter, about the middle of the 18th century. His cousin, Colonel Levi Willard, great grandson of Major Simon Willard, occupied the house. His father was Colonel Samuel Willard. Col. Levi was collector of excise for the County and Justice of the Peace. He was the senior member of the importing firm of Willard and Ward, one of the most extensive mercantile businesses in Worcester at their time. Col. Willard was allied to the wealthy Chandler family of Worcester when he married Katherine, the sister of Judge John Chandler, while his partner, Captain Samuel Ward married Judge Chandler's daughter, Dorothy.

From 1785-1827 the house was owned by the Honorable William Stedman. He was high sheriff and represented the district in Congress several times (1802-1810). He is supposed to have added the third story.

In 1827 the house was sold to Timothy Harrington Carter.

From 1834-1838, Mrs. Southwick had a girls' boarding school here taught by her daughter and Miss Everett, daughter of Oliver Everett.

Later, William H. Brooks had a noted school fitting boys for college. Dick Taylor, son of Zachary Taylor and later a Confederate General was a pupil.

Professor Russell lived here in the days of the New England Institute, 1853-1854, and Rev. and Mrs. Stebbins had a boarding school here.

In 1864, Mr. William Kilbourn bought the property from the Stebbins family. He was the Superintendent of Lancaster Academy and used the house as a boarding school. Boys came from as far away as Bermuda.

Later, the Academy became a town school and property was rented to a Dr. Edwards, a physician of the town.

In 1910, Miss Mary R. Townsend bought the house and conducted a guest house for many years.

In April 1946, it was purchased by Mr. and Mrs. Ralph E. Taggart (she was a niece of Miss Townsend).

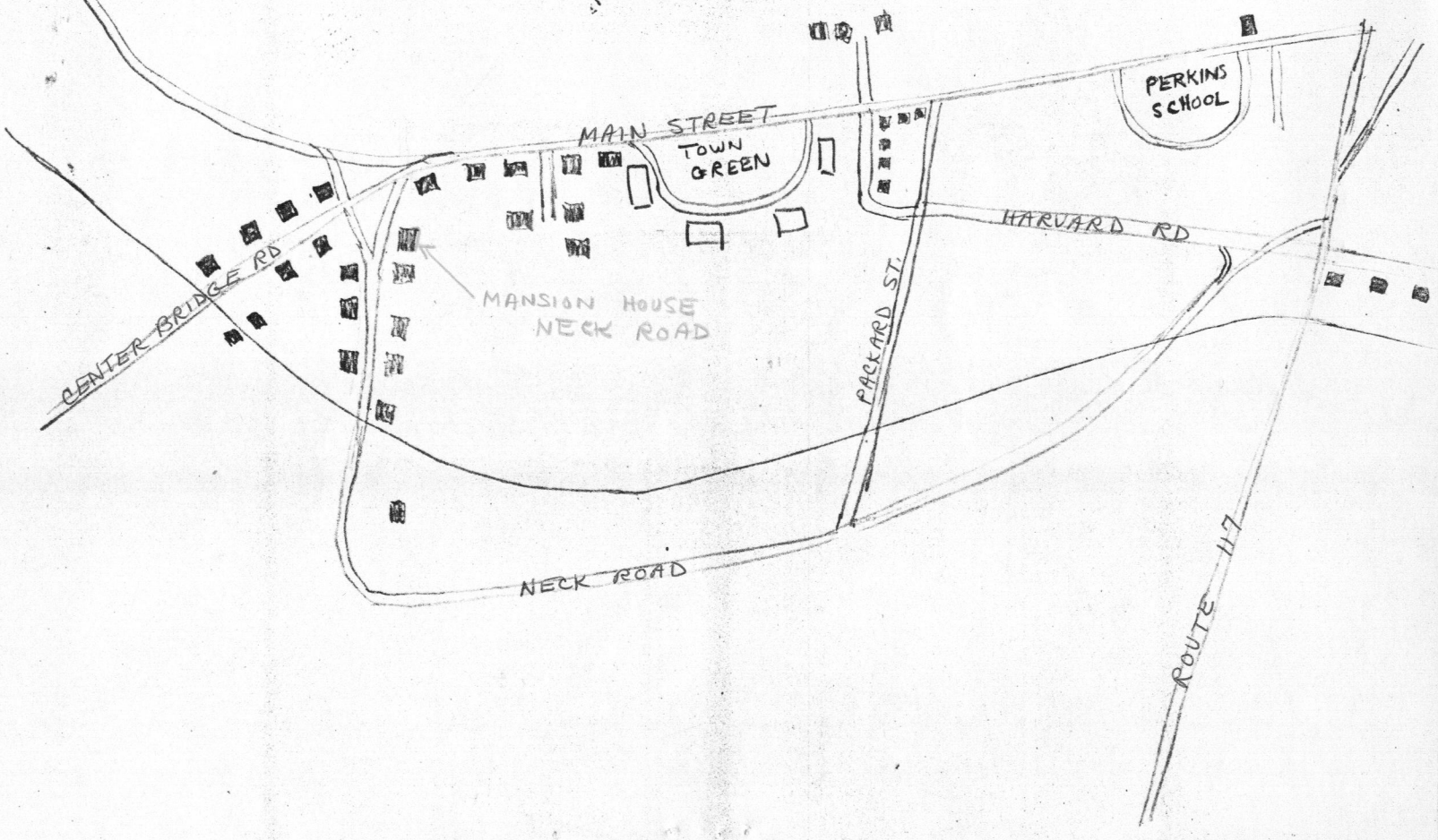
About 1960, the house was sold to Dr. and Mrs. Richard A. Bartlett (she was Ruth Hopfmann, daughter of Mr. and Mrs. William Hopfmann who lived in the Eugene Thayer Estate until it was purchased by the AUC in 1966 and who restored the True House in 1966). The Bartlett's spent a great amount of money to restore and redecorate the Mansion House.

In 1966, the house was sold to Mr. and Mrs. Joseph O'Brien.

LAN.153 9B

[redacted]

Mansion House
Neck Road



NOV. 1967
LANCASTER

EXHIBIT C

Form No. 10-300 (Rev. 10-74) PH0366102

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATA SHEET

FOR NPS USE ONLY
RECEIVED OCT 27 1976
DATE ENTERED SEP 15 1977

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Center Village District

AND/OR COMMON Center Village District

2 LOCATION

STREET & NUMBER multiple — NOT FOR PUBLICATION

CITY, TOWN Lancaster — VICINITY OF — CONGRESSIONAL DISTRICT 2nd

STATE Massachusetts — CODE 025 — COUNTY Worcester — CODE 027

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	PUBLIC	X OCCUPIED	AGRICULTURE	MUSEUM
BUILDING(S)	PRIVATE	UNOCCUPIED	X COMMERCIAL	X PARK
STRUCTURE	X BOTH	WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	ENTERTAINMENT	X RELIGIOUS
OBJECT	IN PROCESS	YES: RESTRICTED	X GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	X YES: UNRESTRICTED	INDUSTRIAL	X TRANSPORTATION
		NO	MILITARY	OTHER:

4 OWNER OF PROPERTY

NAME multiple

STREET & NUMBER multiple

CITY, TOWN — VICINITY OF — STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Worcester County Registry of Deeds

STREET & NUMBER 2 Main Street

CITY, TOWN Worcester — STATE Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE National Historic Landmarks Site Survey
Historic American Buildings Survey
Inventory of Historic Assets of the Commonwealth

DATE 1969, 1941, 1975 — X FEDERAL X STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress
Massachusetts Historical Commission

CITY, TOWN Washington, D.C.
Boston — STATE Massachusetts

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	__ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Center Village Historic District is composed of a fine sampling of high style and vernacular eighteenth and nineteenth century architecture. It includes seventy-one private residence, ranging in style from Federal to twentieth century Colonial Revival, and seventeen public buildings, including Bulfinch's reknowned Lancaster Meeting House.

The district extends from the Sprague-Vose Bridge north along Main Street for eight-tenths of a mile. It is bounded on the west by the wide flood plain of the Nashua River and on the south by the Nashua River. Open fields surround its boundaries on the north and east.

At the center of the historic district is the rectangular town green. The green is the focal point of the town and around it stand five handsome public buildings: the Town Hall, Center School, First Church of Christ Unitarian, Center School and Tercentenary Building.

The Town Hall (25), designed by Boston architect A.W. Longfellow and built in 1908, is a Georgian Revival building. It is a two story brick structure erected on a rusticated granite foundation. The brick is New Hampshire water struck, laid in Flemish bond, and is trimmed with white marble. A hipped roof, with a balustrade that runs between two pairs of chimneys, covers the Hall. The facade of the building is symmetrical, with a slightly projecting central wing. Located at the center of the facade is the main entrance which is sheltered by a pedimented portico. The portico is composed of four wood-encased steel columns, a simple entablature with a dentilated cornice, and a deep pediment containing an elaborately decorated oculus window. The entrance door is double, with transom lights and a marble cornice cap. The Hall's fenestration is varied. The windows on the first floor are multi-paned with keystone lintels; those on the second floor are rounded with keystones. There are also two oculus windows, decorated with swags and garlands, on the second floor.

The Center School (26), built in 1904, was designed by Boston architect, Herbert Hale. It is a two story brick, neoclassical school building. Its symmetrical facade is composed of four white pilasters which support a large pediment. Within the pediment is the town crest, designed in high relief, and painted blue, gold, white and red. The windows in the school are eight over eight double hung sash and painted white. The corners are articulated by brick quoins and the roof is hipped.

The First Church of Christ Unitarian (29), built in 1816 by Charles Bulfinch, is considered to be a masterpiece of ecclesiastical design. It is an advanced neoclassical, finely scaled brick building that breaks from the traditional meeting house form in mass and geometric form. The roof is ridged and has a steeple with a bold theme of block, cylinder and sphere. The block of the steeple, which houses the clock, is graced with delicate fan-like motifs. The cylinder, where the bell is located, is formed by thin Corinthian columns and round-arched openings. The sphere which tops the steeple, is decorated with federal detail, including two dentil courses and swag and garland motifs. A pedimented porch, formed by five soaring arched openings, protects the symmetrical front entrances of the church. It is constructed of brick and articulated by six pilasters and a simple entablature that are painted white.

The Public Library (28), erected in 1868, is Renaissance Revival brick building. It is a two story structure, with a two story rear wing, built on a rusticated stone foundation. Its symmetrical facade is dominated by a double stepped, pedimented pavillion. The second story of the pavillion is built of brownstone and forms a narrow porch. The porch is composed of two Corinthian columns and square corner pilasters which support a simple entablature and pediment. It is entered from the second story through a door flanked by simple side lights and capped with an elaborate fanlight. The windows in the main library building are six over six double hung sash, with keystone lintels. In the wing, the windows are adjoining six over six double hung sash, with the top sash round-arched. These windows are adorned with round-arched Italianate window caps.

The Tercentenary Building (27), is a Colonial Revival,multipurpose building. It was designed by Arland Dirlam and built in 1953. It is a one story structure with a ridge roof. The facade of the building is asymmetrical, with double doors graced with pilasters and capped with a broken pediment on the right side. The windows are twelve over eight sash.

The other public buildings are spread throughout the district. They include two small wood frame railroad buildings, three churches, three stores, the Post Office, Water Dept. Building, and the Perkins School which will be described below with the private residences in the district.

The private residences in the historic district, although they vary in style and date of construction, are unified by their common building materials and rural setting. They are of wood frame construction, of one and one half and two stories, with large tree-lined yards. A sampling of the houses in the district is described below.

The Aaron Willard House (16), built in 1750, is a Federal style house. It is a three story dwelling with a gently sloped hipped roof that is pierced by two stuccoed chimneys. The symmetrical facade of the house is of five bays, with a handsome Federal doorway. The doorway is composed of delicately fluted pilasters, a fanlight window, and a simple entablature with a dentilated cornice. The house is painted white and has black shutters.

The Joseph Andrews House (3), is a two story Greek Revival temple style house, built in 1830. The three bay facade (gable end) of the house is dominated by a massive two story portico. The portico is composed of four fluted Corinthian columns which support a simple entablature and pedimented roof. The first floor windows of the house are floor length; while those throughout the rest of the house are double hung six over six sash windows. The house is covered with clapboard and painted white.

The Abby Carter Lane House (57), erected in 1870, is a two story dwelling with Gothic and Italianate detail. Its symmetrical facade is composed of three bays and is distinguished by its powerful central orientation. The dominating central focus is created by the vertical alignment of an elaborately decorated portico, round-arched window with round ended shutters and adorned with a decorative motif, and a small gable in the overhanging roof. The windows of the house are two over two double hung sash with black shutters. The first floor windows are topped by caps with delicate carved motifs. The roof of the house is hipped, with a large overhang that is articulated by small brackets. The roofline if highlighted with simple carved wood detail.

The Iver Johnson House (50), built in 1910, is a two and one half story dwelling. Its plan is irregular, yet balanced. The central entrance is reached through three round-arched openings that form a simple portico. On either side of the entrance are two projecting wings which combine to form the main house. They are adjoined, in a step-like fashion, by several smaller wings. The corners of the house are defined by brick quoins. Its fenestration is varied, but unified by the use of small paned windows throughout the house. The roof, which is pierced by numerous gables, is covered with slate. The house is currently owned and occupied by the Perkins School.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	X_RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X_ARCHITECTURE	__EDUCATION	__MILITARY	X_SOCIAL/HUMANITARIAN
X_1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X_1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X_1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Center Village Historic District is a good example of a twentieth century New England town that has retained its nineteenth century character. Its fine vernacular and high style buildings, located in an essentially untouched rural setting, form an architecturally significant unit.

The town of Lancaster was first settled in 1643 as an outpost for trading with the Nashaway Indians. Within ten years, nine families has settled in Lancaster and the town was incorporated in 1653. (It is the oldest town in Worcester County.) None of the houses that were built during the seventeenth century remain. During the eighteenth century more permanent houses were built in the town and six of them are still standing. The majority of the houses within the district, however, were built in the nineteenth century. In 1849, the railroad was built through Lancaster and resulted in a period of rapid growth for the town. During this time the town and many small businesses, including: Carter-Andres Publishing Company, a hat shop, jewelry store, bookstore and bank. Today, most of these small businesses are gone and the town's center has assumed a residential character.

The architectural significance of the district is derived from the outstanding quality of several of the buildings within the district, as well as from the unified character of the structures. Bulfinch's Fifth Lancaster Meeting House, now the First Church of Christ Unitarian, is a recognized masterpiece in ecclesiastical design. It is considered to be Bulfinch's most innovatively and successfully designed building. The church is currently listed on the National Register of Historic Places. The Town Hall, designed by A.W. Longfellow, a prominent Boston architect, is also architecturally significant. Longfellow is noted for his Colonial and Georgian Revival buildings, and the Town Hall, with its excellent brick work and classical detail, is a fine example of his work. The Iver Johnson House is a fine example of an early twentieth century estate. When it was built in 1910, it was considered to be one of the most advanced complexes of buildings of its kind in the Northeast.

There are also numerous examples of good vernacular architecture within the district, including: the James Carter House, Murray A. Potter House, and Anthony Lane House. These outstanding buildings are complimented by the other houses and public buildings within the district, and together they form a coherent and architecturally significant unit.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Marvin, Abijah Rev.; History of the Town of Lancaster, Lancaster:1879
Registry of Deeds, Worcester County Courthouse, Worcester, Massachusetts
James G. Carter Map of 1831
Henry F. Walling Survey of 1857
Town Maps of 1870, 1879, & 1898
Town Tax Valuations 1785-1805

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 254

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	19	280620	4704460
B	19	280470	4703020
C	19	280400	4703070
D	19	280000	4704460

VERBAL BOUNDARY DESCRIPTION

Beginning at a point at the northwest corner of the district and then running easterly along the northern property line of 966 Main Street, then proceeding across Main Street, then continuing easterly along the northern property line of 1003 Main Street, then proceeding southerly along the eastern property line of the same property, then easterly along the northern property line of 971 Main Street, then southwesterly along the eastern property line of the same property, then westerly along the southern property

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Andrea Gilmore, Mass. Historical Commission & Phyllis Farnsworth, Lancaster Hist. Com.

ORGANIZATION
Massachusetts Historical Commission

DATE
October 8, 1976

STREET & NUMBER
294 Washington Street

TELEPHONE
617-727-8470

CITY OR TOWN
Boston

STATE
Massachusetts 02108

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Elizabeth Reed Amadon

TITLE Executive Director, Massachusetts Historical Commission DATE 10/22/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 9/15/77

~~DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION~~ KEEPER OF THE NATIONAL REGISTER

ATTEST: Charles A. Lung DATE 9-8-77

~~KEEPER OF THE NATIONAL REGISTER~~

Verbal Boundary Description

line of 875 Main Street, then southerly along the eastern property line of 832 Main Street, then westerly along the southern property line of the same property, then southerly along the eastern property line of 809 Main Street, then easterly along the property line of the same property, then southwesterly along the same property line, , and continuing southerly along the eastern property line of 26 Packard Street, then across Packard Street, and continuing southerly along the eastern property line of 35 Packard Street, and continuing southerly along the eastern property line of 28-30 Harvard Road, then along the southern line of the Harvard Road right of way, then southerly along the eastern property line of the town owned land at 693 through 711 Main Street, then southerly along the eastern property line of 30 Carleton Place, then easterly along the northern property line of of 24 through 82 Neck Road, then southwesterly along the western border of the Boston and Maine right of way until Neck Road, then proceeding southeasterly across Neck Road, then southwesterly along the eastern property line of 96 Center Bridge Road, then across Center Bridge Road and proceeding southeasterly along the western line of the Center Bridge Road right of way, then proceeding southwesterly along the southeastern property line of 99 Center Bridge Road, then along the southwestern property line of the same property, then proceeding northwesterly across the Boston and Maine right of way, then southwesterly along the southeastern property line of 85 Center Bridge Road, then proceeding northwesterly along the eastern bank of the Nashua River to a point 200' west of Main Street, then continuing northerly along a line 200' west of Main Street, then running easterly along the northern property line of 976 Main Street, then northerly along the western property line of 966 Main Street and continuing to the starting point.

Form No. 10-300a
(Rev. 10-74)

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED OCT 27 1976
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CONTINUATION SHEET ITEM NUMBER PAGE

District Sketch Map Key 1

(1) Joseph Breck House, 47 Center Bridge Rd.
(2) Blanche Willard House, 61 Center Bridge Rd.
(3) Joseph Andrews House, 77 Center Bridge Rd.
(4) Matthews Woods Store, 85 Center Bridge Rd.
(5) Breck Seed Barn, 99 Center Bridge Rd.
(6) Railroad Warehouse, 96 Center Bridge Rd.
(7) Lancaster Depot, 90 Center Bridge Rd.
(8) Ezra Sawyer House, 66 Center Bridge Rd.
(9) Dr. Calvin Carter House, 13 Neck Rd.
(10) Elias Danforth House, 43 Neck Rd.
(11) Church of the New Jerusalem, 59 Neck Rd.
(12) Col. Samuel Willard House, 82 Neck Rd.
(13) Henry Wilder House, 56 Neck Rd.
(14) Richard Ward House, 36 Neck Rd.
(15) George A. Johnson House, 24 Neck Rd.
(16) Aaron Willard House, 14 Neck Rd.
(17) Dr. J.L.S. Thompson House, 2 Neck Rd.
(18) Mary Whitney House, 659 Main St.
(19) Edward L. Greene House, 669 Main St.
(20) Lancaster Academy, 19 Carleton Place
(21) Raymond Joyce House, 30 Carleton Place
(22) Filius Noel House, 20 Carleton Place
(23) Tidd-Carleton House, 679 Main St.
(24) Elmer Cheney House, 687 Main St.
(25) Town Hall, 693 Main St.
(26) Center School, 701 Main St.
(27) Tercentenary Building, 709 Main St.
(28) Town Library, 717 Main St.
(29) Bulfinch Church, 725 Main St.
(30) Lancaster Hotel Annex, 29 Harvard Rd.
(31) Stedman Nourse House, 28-30 Harvard Rd.
(32) Raymond Wright House, 22 Harvard Rd.
(33) Carter-Andrews Co. Printing Office, 16 Harvard Rd.
(34) Poplar Sweete Shoppe, 765 Main St.
(35) Post Office, 771 Main St.
(36) Old Store and Post Office, 779 Main St.
(37) Brick Store, 783-5 Main St.
(38) Lemuel Sawyer House, 15 Packard St.

(39) Charles Lyman House, 25 Packard St.
(40) John Haskell House, 35 Packard St.
(41) Catholic Church Parsonage, 26 Packard St.
(42) Evangelical Congregational Church, 793 Main St.
(43) Congregational Church Parsonage, 801 Main St.
(44) Immaculate Conception Church, 809 Main St.
(45) Benjamin Pickman House, 832 Main St.
(46) Rev. Abijah P. Marvin House, 843 Main St.
(47) Laura A. Burrage House, 863 Main St.
(48) Russell McElhiney House, 875 Main St.
(49) Francis Fleischner House, 887 Main St.
(50) Mrs. Iver Johnson House, 971 Main St.
(51) Memorial Building, 991 Main St.
(52) Hermon Marshall House, 1003 Main St.
(53) Hon. John Sprague House, 602 Main St.
(54) Francis Whittemore House, 620 Main St.
(55) Elias Danforth House, 634 Main St.
(56) Solon Wilder House, 648 Main St.
(57) Abby Carter Lane House, 658 Main St.
(58) George Withington House, 668 Main St.
(59) Cobb and Johnson Pocketbook Shop, 674 Main St.
(60) Charles Cobb House, 680 Main St.
(61) Humphrey Barrett House, 686 Main St.
(62) Henry C. Brown House, 692 Main St.
(63) Solon Wilder House, 698 Main St.
(64) Calvin Clark House 708 Main St.
(65) Spencer R. Merrick House, 724 Main St.
(66) Samuel J. S. Vose House, 732 Main St.
(67) George Carter House, 742 Main St.
(68) Carter-Andrews Co. Tenants House, 20 Barnes Ct.
(69) George Richards House, 24 Barnes Ct.
(70) Parks-Barnes House, 32 Barnes Ct.
(71) Carter-Andrews Publishing House, 762 Main St.
(72) Rand-Hintington-Dorr House, 780 Main St.
(73) Moses Smith House, 792 Main St.
(74) Lancaster Bank, 800 Main St.
(75) Ephraim Avery House, 808 Main St.
(76) Wilder Thurston House, 818 Main St.
(77) Dr. George M. Bartol House, 843 Main St.

(78) Murray Potter House, 850 Main St.
(79) Dwight Goddard House, 868 Main St.
(80) Benjamin Foster House, 892 Main St.
(81) Robert Scalley House, 908 Main St.
(82) John Greene Chandler House, 916 Main St.
(83) John G. Chandler Carriage House, 922 Main St.
(84) William McNeil House, 928 Main St.
(85) James Carter House, 942 Main St.
(86) Dudley Dorr, Sr. House, 962 Main St.
(87) Nelson True House, 976 Main St.
(88) Joslyn House, 996 Main St.

Form No. 10-300a
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CONTINUATION SHEET ITEM NUMBER PAGE

Center Village Historic District
Key to Numbered Buildings on Map Entitled Center Village District

(1) Joseph Breck House, 47 Center Bridge Rd. 1831
(2) Blanche Willard House, 61 Center Bridge Rd. 1914
(3) Joseph Andrews House, 77 Center Bridge Rd. 1830
(4) Matthews Woods Store, 85 Center Bridge Rd. 1851
(5) Breck Seed Barn, 99 Center Bridge Rd. 1831
(6) Railroad Warehouse, 96 Center Bridge Rd. 1849
(7) Lancaster Depot, 90 Center Bridge Rd. 1849
(8) Ezra Sawyer House, 66 Center Bridge Rd. 1834
(9) Dr. Clavin Carter House, 13 Neck Rd. 1840
(10) Elias Danforth House, 43 Neck Rd. 1845
(11) Church of the New Jerusalem, 59 Neck Rd. 1881
(12) Col. Samuel Willard House, 82 Neck Rd. 1727
(13) Henry Wilder House, 56 Neck Rd. 1808
(14) Richard Ward House, 36 Neck Rd. 1887
(15) George A. Johnson House, 24 Neck Rd. 1876
(16) Aaron Willard House, 14 Neck Rd. c.1750
(17) Dr. J.L.S. Thompson House, 2 Neck Rd. 1846
(18) Mary Whitney House, 659 Main St. 1851
(19) Edward L. Greene House, 669 Main St. 1901
(20) Lancaster Academy, 19 Carleton Place 1825
(21) Raymond Joyce House, 30 Carleton Place, 1947
(22) Filius Noel House, 20 Carleton Place, 1935
(23) Tidd Carleton House, 679 Main St. c.1750
(24) Elmer Cheney House, 687 Main St. 1923
(25) Town Hall, 693 Main St. 1908
(26) Center School, 701 Main St. 1904
(27) Tercentenrary Building, 709 Main St. 1953
(28) Town Library, 717 Main St., 1868
(29) Bulfinch Church, 725 Main St. 1816
(30) Lancaster Hotel Annex, 29 Harvard Rd. 1900
(31) Stedman Nourse House, 28-30 Harvard Rd. 1840
(32) Raymond Wright House, 22 Harvard Rd. 1947
(33) Carter-Andrews Co. Printing Office, 16 Harvard Rd. 1832
(34) Poplar Sweete Shoppe, 765 Main St. 1913
(35) Post Office, 771 Main St. 1961
(36) Old Store and Post Office, 779 Main St. 1913
(37) Brick Store, 783-5 Main St. c.1825
(38) Lemuel Sawyer House, 15 Packard St. 1831
(39) Charles Lyman House, 25 Packard St. 1835
(40) John Haskell House, 35 Packard St. c.1825
(41) Catholic Church Parsonage, 26 Packard St. 1915
(42) Evangelical Congregational Church, 793 Main St. 1951

(43) Congregational Church Parsonage, 801 Main St. 1902
(44) Immaculate Conception Church, 809 Main St. 1943
(45) Benjamin Pickman House, 832 Main St. 1814
(46) Rev. Abijah P. Marvin House, 843 Main St. 1872
(47) Laura A. Burrage House, 863 Main St. 1885
(48) Russell McElhiney House, 875 Main St. 1957
(49) Francis Fleischner House, 887 Main St. 1961
(50) Mrs. Iver Johnson House, 971 Main St. 1910
(51) Memorial Building, 991 Main St. 1955
(52) Hermon Marshall House, 1003 Main St. 1893
(53) Hon. John Sprague House, 602 Main St. 1785
(54) Francis Whittemore House, 620 Main St. 1915
(55) Elias Danforth House, 634 Main St. 1833
(56) Solon Wilder House, 648 Main St. 1883
(57) Abby Carter Lane House, 658 Main St. 1870
(58) George Withington House, 668 Main St. 1832
(59) Cobb and Johnson Pocketbook Shop, 674 Main St. 1864
(60) Charles Cobb House, 680 Main St. 1864
(61) Humphrey Barrett House, 686 Main St. 1858
(62) Henry C. Brown House, 692 Main St. 1879
(63) Solon Wilder House, 698 Main St. 1879
(64) Calvin Clark House, 708 Main St. 1881
(65) Spencer R. Merrick House, 724 Main St. 1883
(66) Samuel J.S. Vose House, 732 Main St. 1854
(67) George Carter House 742 Main St. 1820
(68) Carter-Andrews Co. Tenants House, 24 Barnes Ct. 1832
(69) George Richards House, 32 Barnes Court, 1844
(71) Carter-Andrews Publishing House, 762 Main St. 1800
(72) Rand-Huntington-Dorr House, 780 Main St. 1810
(73) Moses Smith House, 792 Main St. 1820
(74) Lancaster Bank, 800 Main St. 1839
(75) Ephraim Avery House, 808 Main St. 1890
(76) Wilder Thurston House, 818 Main St. 1844
(77) Dr. George M. Bartol House, 843 Main St. 1861
(78) Murrary Potter House, 850 Main St. 1894
(79) Dwight Goddard House, 868 Main St. 1920
(80) Benjamin Foster House, 892 Main St. c.1800
(81) Robert Scalley House, 908 Main St. 1956
(82) John Greene Chandler House, 916 Main St. 1869
(83) John G. Chandler Carriage House, 922 Main St. 1887
(84) William McNeil House, 928 Main St. 1879
(85) James Carter House, 942 Main St. 1827/1888

(86) Dudley Dorr Sr. House, 962 Main St. 1955
(87) Nelson True House, 976 Main St. 1898
(88) Joslyn House, 996 Main St. c.1780

PROPERTY OWNER LISTING
CENTER VILLAGE HISTORIC DISTRICT
LANCASTER, WORCESTER COUNTY, MASSACHUSETTS

3/77 MASSACHUSETTS HISTORICAL COMMISSION

Center Village District

Lancaster, Mass. 01523

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
1	C64	Joseph Breck House 47 Center Bridge Rd.	Mrs. Pamela McNamara 47 Center Bridge Rd.
2	C63a	Blanche Willard House 61 Center Bridge Rd.	Mr. & Mrs. A. Romeo 61.Center.Bridge Rd.
3	C63	Joseph Andrews House 77 Center Bridge Rd.	Mr. & Mrs. William Black 77 Center Bridge Rd.
4	C62	Matthew Woods Store 85 Center Bridge Rd.	Mr. Kennerley Brown & Mrs. June Lynch 85 Center Bridge Rd.
5	C58	Breck Seed Barn 99 Center Bridge Rd.	Robert W. & Avis M. Spencer 99 Center Bridge Rd.
6	C58a	Railroad Warehouse 96 Center Bridge Rd.	Boston & Maine Corporation 150 Causeway St. Boston, MA 02114
7	C59a	Lancaster Depot 90 Center Bridge Rd.	Boston & Main Corporation 150 Causeway St. Boston, MA 02114
8	C59	Ezra Sawyer House 66 Center Bridge Rd.	Mr. John Hart 66 Center Bridge Rd.
9	C60	Dr. Calvin Carter House 13 Neck Rd.	Mr. & Mrs. Harold Sanders 13 Neck Rd.
10	C61	Elias Danforth House 43 Neck Rd.	Mr. & Mrs. Arthur Schmidt 43 Neck Rd.
11	C61a	Church of the New Jerusalem 59 Neck Rd.	Current Topics Club Mrs. Franklin Perkins, President 732 Main St.
12	C3	Col. Samuel Willard House 82 Neck Rd.	Mr. & Mrs. Willard Redstone 82 Neck Road
13	C2	Henry Wilder House 56 Neck Rd.	Mrs. Evelyn Fentiman 56 Neck Rd.
14	C1a	Richard Ward House 36 Neck Rd.	Mrs. Agnes Richter 36 Neck Rd.
15	C1	George A. Johnson House 24 Neck Rd.	Dr. & Mrs. Richard Guenther 24 Neck Rd.
16	C69	Aaron Willard House 14 Neck Rd.	Mr. & Mrs. Jack Pirozzolo 14 Neck Rd.

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
17	C68	Dr. J.L.S. Thompson House 2 Neck Rd.	Mr. & Mrs. John Codman 74½ Pickney Street Boston, MA 02114
18	C72	Mary Whitney House 659 Main St.	Mr. & Mrs. Donald LeRoy 659 Main St.
19	C72a	Edward L. Greene House. 669 Main St.	Mr. & Mrs. Kurt Ganter 669 Main St.
20	C75	Lancaster Academy 19 Carleton Place	Mr. Duncan Macdonald Pine Hill Rd. Bedford, MA 01730
21	C73b	Raymond Joyce House 30 Carleton Place	Mr. & Mrs. Raymond L. Joyce 30 Carleton Place
22	C73a	Filius Noel House 20 Carleton Place	Mr. & Mrs. Richard Martin 20 Carleton Place
23	C73	Tidd-Carleton House 679 Main St.	Dr. & Mrs. Samuel Gilman 679 Main St.
24	C75a	Elmer Cheney House 687 Main St.	Mr. & Mrs. James H. Kerrigan, Jr. 687 Main St.
25	C76	Town Hall 693 Main St.	Town of Lancaster Board of Selectmen Town Hall
26	C76a	Center School 701 Main St.	School Committee Center School 701 Main St.
27	C76b	Tercentenary Building 709 Main St.	School Committee Center School 701 Main St.
28	C77	Town Library 717 Main St.	Board of Trustees Town Library 717 Main St.
29	C77a	First Church of Christ, Unitarian (Bulfinch Church) 725 Main Street	Standing Committee First Church of Christ, Unitarian 725 Main St.
30	C88a	Lancaster Hotel Annex 29 Harvard Rd.	Building is no longer in existance.
31	C88	Stedman Nourse House 28-30 Harvard Rd.	Mr. & Mrs. Donald LaFountain 28-30 Harvard Rd.
32	C87a	Raymond Wright House 22 Harvard Rd.	Mr. & Mrs. Charles Sargent 22 Harvard Rd.
33	C87	Carter-Andrews Co. Printing Office 16 Harvard Rd.	Mr. Paul A. Turmaine 16 Harvard Rd.

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
34	C86a	Poplar Sweete Shoppe 765 Main St.	Mr. & Mrs. Anthony J. Pelican 765 Main St.
35	C86b	Post Office 771 Main St.	Nicholas & George Prinos 62 Willow St. Clinton, MA 01510
36	C86c	Old Store and Post Office 779 Main St.	Mr. & Mrs. Raymond Joyce 779 Main St.
37	C114	Brick Store 783-5 Main St.	James S. Lockney, Jr. 783-5 Main St.
38	C112	Lemuel Sawyer House 15 Packard St.	Mrs. Prescott Henriques 15 Packard St.
39	C111	Charles Lyman House 25 Packard St.	Mrs. Emma Lou Lawrence 25 Packard St.
40	C113	John Haskell House 35 Packard St.	Mr. William C. Dyment 35 Packard St.
41	C114d	Catholic Church Parsonage 26 Packard St.	Immaculate Conception Church 809 Main St.
42	C114a	Evangelical Congregational Church 793 Main St.	Evangelical Congregational Church 793 Main St.
43	C114b	Congregational Church Parsonage 801 Main St.	Evangelical Congregational Church 793 Main St.
44	C114c	Immaculate Conception Church 809 Main St.	Immaculate Conception Church 809 Main St.
45	C126	Benjamin Pickman House 832 Main St.	Mrs. Francis McCarty 832 Main St.
46	C127	Rev. Abijah P. Marvin House 843 Main St.	Mr. Galen Paul Bruso Kilbourn Rd. So. Lancaster, MA 01561
47	C127a	Laura A. Burrage House 863 Main St.	Mr. & Mrs. Charles Driskell 863 Main St.
48	C127b	Russell McElhiney House 875 Main St.	Mr. & Mrs. Wendell Shepard 875 Main St.
49	C127c	Francis Fleischner House 887 Main St.	The Manor Dr. Franklin Perkins School 971 Main St.
50	C127d	Mrs. Iver Johnson House 971 Main St.	The Manor Dr. Franklin Perkins School 971 Main St.

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
51	C127e	Memorial Building 991 Main St.	The Manor Dr. Franklin Perkins School 971 Main St.
52	C127f	Hermon Marshall House 1003 Main St.	The Manor Dr. Franklin Perkins School 971 Main St.
53	C65	Hon. John Sprague House 602 Main St.	Standing Committee First Church of Christ, Unitarian 725 Main St.
54	C65a	Francis Whittemore House 620 Main St.	Dr. & Mrs. Alexander St.-Ivanyi 620 Main St.
55	C66a	Elias Danforth House 634 Main St.	Mr, Fred J. Doltoroff 634 Main St.
56	C66a	Solon Wilder House 648 Main St.	Mr. & Mrs. Dick Yeo 37 Lake Shore Dr. East Falmouth, MA 02536
57	C67	Abby Carter Lane House 658 Main St.	Mrs. Jessica Queen 658 Main St.
58	C78	George Withington House 668 Main St.	Mr. & Mrs. Robert Smith 668 Main St.
59	C79	Cobb & Johnson Pocketbook Shop 674 Main St.	Mrs. Henry Polansky 674 Main St.
60	C80	Charles Cobb House 680 Main St.	Mr. & Mrs. Michael Hazel 680 Main St.
61	C81	Humphrey Barrett House 686 Main St.	Evelyn Steele Estate c/o Miss Eleanor Brink 686 Main St.
62	C82	Henry C. Brown House 692 Main St.	Mr. & Mrs. Chester Locke 692 Main St.
63	C83	Solon Wilder House 698 Main St.	Mr. & Mrs. Ernest Bickford 698 Main St.
64	C83a	Calvin Clark House 708 Main St.	Raymond L. Joyce 30 Carlton Place
65	C83b	Spencer Merrick House 724 Main St.	Mr. & Mrs. John Dowd 724 Main St.
66	C84	Samuel J.S. Vose House 732 Main St.	Mr. & Mrs. Franklin Perkins 732 Main St.
67	C85	George Carter House 742 Main St.	Mr. & Mrs. Dale McMullen 742 Main St.

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
68	C118	Carter-Andrews Co. Tenants House 20 Barnes Court	Mr. John Evans 20 Barnes Court
69	C117	George Richards House 24 Barnes Court	Mrs. Marilyn Seaquist 24 Barnes Court
70	C116	Parks-Barnes House 32 Barnes Court	Mr. & Mrs. Dudley Dorr 32 Barnes Court
71	C115	Carter-Andrews Publishing House 762 Main St.	Mr. & Mrs. John Gilmore 762 Main St.
72	C121	Rand-Huntington-Dorr House 780 Main St.	Mr. & Mrs. Lee Jamieson 780 Main St.
73	C122	Moses Smith House 792 Main St.	Mr. & Mrs. Robert Follansbee, Jr. 792 Main St.
74	C123	Lancaster Bank 800 Main St.	Water Department Town Of Lancaster 800 Main St.
75	C124	Ephriam Avery House 808 Main St.	Mr. & Mrs. Michael Grivakis 808 Main St.
76	C125	Wilder Thurston House 818 Main St.	Mr. & Mrs. Robert S. Follansbee, St. 818 Main St.
77	C128	Dr. George M. Bartol House 843 Main St.	Mr. & Mrs. Austin Philbin 843 Main St.
78	C129	Murray Potter House 850 Main St.	Weymouth Hall Dr. Franklin Perkins School 971 Main St.
79	C130	Dwight Goddard House 868 Main St.	Curtis Hall Dr. Franklin Perkins School 971 Main St.
80	C131	Benjamin Foster House 892 Main St.	Mr. & Mrs. Donald Parsons 892 Main St.
81	C132	Robert Scalley House 908 Main St.	Mr. & Mrs. John Wolfe 908 Main St.
82	C134	John Greene Chandler House 918 Main St.	Mr. & Mrs. William Snow, Jr. 918 Main St.
83	C134a	John Greene Chandler Carriage House 922 Main St.	Dr. & Mrs. Owen Mattingly 922 Main St.
84	C135	William McNeil House 928 Main St.	Mrs. Eleanor Richards 928 Main St.

Sketch Map #	MHC Inventory #	Name and Address of Historic Home	Name and Address of Owner of Historic Home
85	C136	James Carter House 942 Main St.	Mr. & Mrs. Herbert Hayden 942 Main St.
86	C137a	Dudley Dorr, Sr. House 962 Main St.	Dr. & Mrs. Leon Osachuk 962 Main St.
87	C137b	Nelson True House 976 Main St.	Mr. & Mrs. William Hopfmann 976 Main St.
88	C138	Joslyn House 966 Main St.	White Hall Dr. Franklin Perkins School 971 Main St.

Property Center Village District

State Mass | Working Number 10.27.76.4394 | Worcester

TECHNICAL

Photos 23

Maps 1, 1 sketch map

CONTROL

KP

OK 10.27.76

HISTORIAN

solely architectural, but looks ok.

accept

B. Grosvenor

11/10/76

USGS AND SKETCH MAP DIFFER SLIGHTLY ON SOUTHWEST BOUNDARY BUT VERBAL BOUNDARY DESC. AND SKETCH MAP ARE IDENTICAL

ARCHITECTURAL HISTORIAN

all buildings listed, but not dated, so we don't know what are intrusions

no discussion of boundaries, but look ok

Accept

Leff

Lebovich

~~12.2.76~~

12.8.76

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept

Cole

8-22-77

BRANCH CHIEF

9.8.77

KEEPER

9.15.77

National Register Write-up _____ Send-back _____ Entered SEP 15 1977

Federal Register Entry 11-1-77 Re-submit _____

INT:2106-74

United States Department of the Interior National Park Service WASO No. 7

PAUL GUZZI
Secretary of the Commonwealth

The Commonwealth of Massachusetts
Office of the Secretary
Massachusetts Historical Commission
294 Washington Street Boston, Massachusetts 02108
(617) 727-8470

October 21, 1976

Mr. Charles Herrington
Registrar
National Register
National Park Service
Department of the Interior
Washington, D.C. 20240

Dear Charles:

Enclosed please find nomination forms for the following properties:

Concord, Monument Square-Lexington Road Historic District
Lancaster, Center Village District
Northampton, Calvin Coolidge House
Weston, Samuel Train House

These properties were reviewed by the Massachusetts Historical Commission (State Review Board) and have been signed by the State Historic Preservation Officer, Elizabeth R. Amadon.

Sincerely yours,

Pat

Patricia L. Weslowski
Survey Director
Massachusetts Historical Commission

encl.
PLW/jro

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered SEP 15 1977

Name	Location
Center Village District	Lancaster Worcester County

Also Notified

Hon. Edward W. Brooke
Hon. Edward M. Kennedy
Hon. Robert F. Drinan

Regional Director, North Atlantic Region

State Historic Preservation Officer
Mrs. Elizabeth R. Amadon
Executive Director, Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

880 Mott/js 9/22/77

EXHIBIT D

LANCASTER HISTORICAL COMMISSION
701 MAIN ST. SUITE 8 LANCASTER, MA 01523

E-MAIL HISTORICAL@LANCASTERMA.NET PHONE: (978) 365-3326 EXT. 1057

January 5, 2021

Mr. John Cherubini
29 Sandy Ridge Road
Sterling MA 01564

Dear Mr. Cherubini,

At the last monthly meeting of the Lancaster Historical Commission (LHC), on December 30, 2020, members were informed of the recent demolition of the historic Greek Revival house at 13 Neck Road in Lancaster Center. It was explained that, according to what you told me, it had so far deteriorated that nothing could have been done to save it. The loss of this structure has been reported to the Massachusetts Historical Commission (LHC) in Boston where records are kept of Lancaster's historic assets. (***LAN 140 Dr. Calvin Carter House***)

While discussing this matter LHC members expressed concern that this historical home was removed with no research requested on the background of the property through the LHC office where information is readily available. The LHC goes on record as being very disappointed in the demolition of this house. This demolition has been upsetting to those living in the neighborhood as well.

I am reaching out to you, through this letter, to ***strongly encourage*** the building of something on the property that will be very much in keeping with the historic look and feel of this fine, old and highly visible section of the town center.

Thank you for your thoughtful consideration.

Best regards,

Heather Lennon, LHC Chairperson

cc: Orlando Pacheco, Town Administrator