

areas may be shown on said Plan, as hereinafter revised, for public way and public way construction purposes and otherwise for general municipal purposes sufficient to carry out the Main Street Roadway Improvement Project as depicted on the Plan, which purposes shall include, without limitation the construction of public sidewalks, sloping, drainage, installation and relocation of utilities, and other roadway improvements, and further to transfer the care, custody and control of those portions of the Town-owned land at 1 Hollywood Drive (Assessor's Map 30, Lot 154) required for the aforesaid road project as depicted on the Plan, from the board having custody of such land for school or other purposes, to the Board of Selectmen for general municipal purposes; and further to raise and appropriate, transfer from available funds, or borrow a sum or money for the purpose of such acquisition and construction and all costs incidental and related thereto, including title investigations, closing costs and attorney's fees, and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to carry out such acquisition and construction, or act in any manner relating thereto.

***Summary:** This article presents the proposed project for Route 70/117. A two-thirds majority vote is required for the passage of this article.*

<p style="text-align: center;"><b>ARTICLE 12</b> <b>Layout as Related to Route 70/117 Project</b> <b>Board of Selectmen</b></p>
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To see if the Town will vote to accept and confirm as public town ways certain segments of each of the roadways known as Main Street, Shirley Road, Otis Street, and Buttonwood Lane, as such segments have been heretofore laid out by the Board of Selectmen, said layouts having been placed on file with the Town Clerk as required by law, and further to authorize the Board of Selectmen to acquire, by gift, purchase or eminent domain, such interests in land as are necessary to allow for the use and maintenance of said ways for all purposes for which public ways are used in the Town of Lancaster, or act in any manner relating thereto.

***Summary:** This article presents the proposed project for Route 70/117. A two-thirds vote is required for the passage of this article.*

<p style="text-align: center;"><b>ARTICLE 13</b> <b>Community Preservation Committee Bylaw</b> <b>Board of Selectmen</b></p>
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To see if the Town will vote amend the Town's General Bylaws by inserting new Chapter 17, Article X therein entitled "Community Preservation Committee" as follows, or act in any manner relating thereto:

**§17-22: Establishment**

There is hereby established a Community Preservation Committee, consisting of seven (7) voting members pursuant to MGL Chapter 44B, Section 5. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

- a. One member of the Planning Board (created by G.L. c. 41, §81a) as designated by the Board for a term of three (3) years
- b. One member of the Conservation Commission (created by G.L. c. 40, § 8C) as designated by the Commission for a term of three (3) years
- c. One member of the Historical Commission (created by G.L. c. 40, §8D) as designated by the Commission for a term of three (3) years
- d. One member of the Recreation Committee (created by G.L. c. 45, §2) as designated by the Board for a term of three (3) years.
- e. One member of the Housing Authority Board (created by G.L. c. 121B, §3) as designated by its Board of Directors for a term of three (3) years.
- f. Two (2) at large members of the general public, not town employees or currently holding elected or appointed positions, for a term of three (3) years, as designated by the Board of Selectmen.

Any vacancy on the Community Preservation Committee shall be filled by the commission, authority or board that designated the member who creates the vacancy by designating another member in accordance with the above for the unexpired term.

Should any of the commissions, boards, or authorities who have appointment authority under this Chapter be no longer in existence for whatever reason, the appointment authority for that commission, board, or authority shall become the responsibility of the Board of Selectmen.

### **§17-23: Duties**

1. The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards, including the Board of Selectmen, the Conservation Commission, the Historical Commission, the Planning Board, the Recreation Committee and the Housing Authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the Town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town. The Committee may, after proper appropriation, incur expenses as permitted by state law using funds from the Community Preservation Fund to pay such expenses.
2. The Community Preservation Committee shall make recommendations to Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created with Community Preservation Act Funds. With respect to community housing, the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

3. The Community Preservation Committee may include in its recommendation to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Act Fund to accomplish that specific purpose or recommended action to set aside for later spending funds for general purposes that are consistent with community preservation.

#### **§17-24: Requirement for a quorum and cost estimates**

The Community Preservation Committee shall not meet or conduct business without the presence of a quorum and shall keep a written record of its proceedings, and shall conduct all meetings in accordance with the requirements of the Open Meeting Law. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall approve its actions by majority vote of the quorum. Recommendations to the Town Meeting shall include the Committee's anticipated costs.

#### **§17-25: Amendments**

The Community Preservation Committee shall, from time to time, review the administration of this bylaw, making recommendations, as needed, for changes in the bylaw and in administrative practice to improve the operations of the Community Preservation Committee. This Bylaw may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not be in conflict with G.L. c. 44B.

#### **§17-26: Severability**

In case any section, paragraph or part of this chapter be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

#### **§17-27: Effective Date**

Following Town Meeting approval of this bylaw, this Chapter shall take effect immediately upon approval by the Attorney General of the Commonwealth and proper posting by the Town according to G.L. c. 40, § 32. Each appointing authority shall have sixty days after this bylaw takes effect to make their initial appointments.

<p style="text-align: center;"><b>ARTICLE 14</b> <b>Citizens Petition</b></p>
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To see if the town will vote to amend the Planning Board Bylaw, Section 17-6, be deleting all prior amendments and adding the following:

“A Planning Board member may serve concurrently on other boards, committees and commissions, however, when a matter before the boards, commissions and /or committees, the Planning Board member only vote on the matter before the Planning Board. Participation is not barred from the other boards, commission or committees.”