

Affordable Housing Trust Trustees Meeting

February 18, 2021

Meeting held via Zoom videoconference

Roll Call

Present were:

Victoria Petracca, Chair  
Frank Streeter, Secretary  
Jay Moody  
Carolyn Read (absent)  
Debra Williams  
Marilyn Largey, ex officio

Chair Victoria Petracca called the meeting to order over Zoom at 7:04 PM.

**Approval of Meeting Minutes**

None.

**Public Comment**

There were no public comments.

**Scheduled Appearance(s)**

None.

**Monitoring of Lancaster's Existing Affordable Housing Inventory**

No updates.

**New Affordable Housing Production**

Chair Petracca introduced the Montachusett Regional Planning Commission (MRPC) and explained the work that they do in the region and for the Town. Karen Chapman, a MRPC planner, reviewed Lancaster's Housing Production Plan (HPP) and has provided comments on Lancaster's proposed 40R zoning and a Village District in South Lancaster.

The Board discussed sewer service to the former Atlantic Union College (AUC) in South Lancaster as it is a rate-limiting step for redevelopment of that campus. The Board also discussed maps of the proposed zoning district and various options to be considered relating to the proposed rezoning.

Chair Petracca, who is on the Town's Inclusionary Zoning Working Group, gave a presentation on inclusionary zoning and plans for a new Town by-law. The Board discussed the Planning Board's schedule for these proposed by-laws and how to comment on them and promote the Trust's views.

**New Business**

The Board discussed the Trust's 2020 Annual Report to be submitted to the Town Clerk for inclusion in the Town's Annual Report. After a brief discussion,

**Trustee Moody moved to accept and submit the report; Trustee Williams seconded the motion, and the motion passed on a 4-0 vote.**

Trustee Largey briefed the Board on the upcoming Lancaster Housing Authority Annual Meeting in March. She will distribute the relevant documents to the Board for their reference. She also briefed the Board on the status of Bigelow Gardens.

**Communications**

None.

**Next Meeting**

The next meeting of the Affordable Housing Trust will be held Thursday, March 4, 2021 at 7:00 PM via Zoom.

**Adjournment**

There being no further business for the Board to consider,

**Trustee Moody moved to adjourn; Trustee Williams seconded the motion, and the motion passed on a 4-0 vote.**

The Board adjourned and the Zoom meeting ended at 8:51 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary

List of Documents:

Agenda

Chair Petracca's PowerPoint presentation