



Town of Lancaster
Office of the Town Administrator
701 Main Street, Suite 1
Lancaster, MA 01523

KATE HODGES, *Town Administrator*

Kathleen Rocco, Executive Assistant

May 2, 2022

RE: Request for Input and Feedback from Residents, proposed 40B site permit.

Dear Lancaster Residents,

Attached you will find a copy of Capital Group's comprehensive permit site approval application which was filed with the Massachusetts Housing Finance Agency ("MassHousing") last week. This permit is required under the State's comprehensive permit statute M.G.L. c.40B § 20-23, enacted as Chapter 774 of the Acts of 1969, also known as "*Chapter 40B*." As part of MassHousing's review, the agency will conduct an inspection of the site and is actively soliciting comments from the Town. MassHousing has assured us that they will consider any and all relevant comments or concerns from the Town relative to Capital Group's application.

It is with this notion in mind that I write to you today. Town Administration is interested in collecting feedback from anyone who may be interested in providing an opinion, comments or concerns relative to Capital Group's application. In order to submit the Town's comments within the thirty (30) day window, I ask for those who wish to provide comments to please do so, in writing, by no later than Friday, May 13, 2022, by 10:00 AM. Comments may be emailed to my attention at khodges@lancasterma.net, mailed to the address above, or dropped-off in person to the Town Clerk or Select Board Offices, located on the first and second floors of the Town Hall, during regular business hours.

A summary of comments received from members of the public will be combined with comments received from other Town Boards and Committees for the Select Board's review. The Board has called a special meeting for Monday, May 23, 2022, to discuss the relative themes and substance of the comments received. The meeting is open to the public and will be held in the Nashaway Meeting Room, located on the second floor of Town Hall, beginning at 6:00 PM. At the conclusion of that meeting, a plan for a combined town-wide response letter will be outlined. The Town must provide its comments to MassHousing no later than May 27, 2022 in order for our feedback to be considered.

Thereafter, MassHousing will issue Capital Group a 'Site Approval Letter' which indicates *approval*, *conditional approval* or *denial* of the application. Should the application be approved, Capital Group would then contact Lancaster's Zoning Board of Appeals to continue the approval and development processes. Capital Group has two calendar years from the date of MassHousing's approval to apply to the ZBA for next steps.

I encourage everyone to read Capital Group's application and take time to compile your thoughts on this important project. It is imperative that our collective response to MassHousing reflect the will of our entire community; that cannot be achieved without feedback from a variety of citizens. Should anyone wish to review this application in-person, a hard copy of Capital Group's dated application, as well as several large-scale site maps, are available for viewing in our Public Library during regular business hours.

I look forward to listening to, and learning from, the many perspectives of Townspeople relative to this project's potential. Thank you, in advance, for your time and attention to this important community discussion.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Kate Hodges', written in a cursive style.

Kate Hodges, Town Administrator
Town of Lancaster, Massachusetts