



LANCASTER SELECT BOARD
Special Meeting Agenda
ZOOM
Monday, February 13, 2023
12:00 P.M.

In accordance with the Open Meeting Law, please be advised that this meeting is being recorded and broadcast over Sterling-Lancaster Community TV

I. CALL TO ORDER

Chair Stephen J. Kerrigan will call the meeting to Order at 12:00 P.M.

Time: Feb 13, 2023 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89079058141>

Meeting ID: 890 7905 8141

One tap mobile

+16469313860,,89079058141# US

+13017158592,,89079058141# US (Washington DC)

Meeting ID: 890 7905 8141

Find your local number: <https://us02web.zoom.us/j/kcMg602rej>

Additional materials for Select Board meetings are available at

<https://www.ci.lancaster.ma.us/administration-select-board> > Meeting Materials.

Residents Have the Ability to Ask Questions via ZOOM.

I. ADMINISTRATION, BUDGET, AND POLICY (Vote may be taken)

1. Schedule/Call 2023 Annual Town Meeting – date, time, location
2. Open Town Meeting Warrant
3. Blue Heron/402 Yellow Birch Lane, Right of First Refusal (Affordable Unit)

II. NEW BUSINESS *

**This item is included to acknowledge that there may be matters not reasonably anticipated by the Chair*

III. ADJOURNMENT

VII. ADMINISTRATION, BUDGET AND POLICY



Town of Lancaster Annual Town Meeting Calendar 2023 (FY24)

FEBRUARY

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

DATE	EVENT
Feb. 6	Select Board Meeting Set ATM Date & Time
Feb. 13	Select Board Special Meeting Call ATM & <u>Open</u> ATM Warrant
TBD	Select Board & FINCOMM Joint Mtg. Review/Edit Draft Budget
Feb. 27	Select Board Special Meeting Discuss Budget Figures for Warrant

MARCH

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

March 6	Select Board Meeting
March 20	Select Board Meeting <u>Close</u> ATM Warrant
March 16	Select Board Public Forum Review <i>Select Board</i> ATM Articles
March 27	Planning Board Meeting Public Hearing – ATM Zoning Articles
April 3	Select Board Meeting Approve Final Warrant & Recommendations
April 7	Finance Committee Meeting Recommendations for Finance Articles

APRIL

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

April 4-14	Final Warrant to Printer
April 13-20	Post & Publicize Warrant Warrant Mailed/Received in Homes
April 15	Accommodation Requests Due
April 18	Select Board Meeting (<i>Due to 4/17 holiday</i>) Review Motions & Logistics
April 21	Town Meeting Prep. Staff-Level Article Sponsor Materials & Presentations due to TA & Moderator by 12 noon.

MAY

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 24	Planning Board Meeting Recommendations on Zoning Articles
April 26	Town Meeting Prep. Staff-Level
April 27	Moderator's Meeting w/Proponents & Staff
April 28	Finalize Details for Audio/Visual
May 1	Select Board Meeting
May 3/4	Town Meeting Commences
May 15	Select Board Meeting

Kathi Rocco

From: vpetraccapublic@gmail.com
Sent: Friday, February 3, 2023 7:38 AM
To: Stephen J. Kerrigan; Jason A. Allison; zz-Alexandra Turner; Kate Hodges
Cc: Kathi Rocco
Subject: FW: [Lancaster MA] Town Notice of 40B resale (Sent by Ron McCormick, rmccormick@chapa.org)
Attachments: town_notice_rofr_402_yellow_birch_lane_.pdf

Dear Select Board and Kate,

The Affordable Housing Trust discussed the Right of First Refusal (ROFR) Notice attached at its public meeting on February 2, 2023. We believe it is best not to exercise the ROFR and instead assist the monitoring agent (CHAPA) in finding another income-eligible buyer.

I believe this will be discussed at the Select Board meeting on Monday, February 6, 2023 under "New Business" and a vote taken. The Trust will reply to CHAPA with the results of your vote the next day.

Kind regards,
Victoria

Victoria Petracca, Chair
'Lancaster Affordable Housing Trust

-----Original Message-----

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Wednesday, January 25, 2023 4:36 PM
To: vpetraccapublic@gmail.com
Subject: [Lancaster MA] Town Notice of 40B resale (Sent by Ron McCormick, rmccormick@chapa.org)

Hello vpetracca,

Ron McCormick (rmccormick@chapa.org) has sent you a message via your contact form (<https://www.ci.lancaster.ma.us/user/4331/contact>) at Lancaster MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.ci.lancaster.ma.us/user/4331/edit>.

Message:

Good afternoon Ms. Petracca

Please see the attached notice and please advise if you have any additional questions.



January 25, 2023

Victoria Petracca, Chair
Affordable Housing Trust
Town of Lancaster
701 Prescott St.
Lancaster, MA 01523

Dear Ms. Petracca:

This letter is being sent to the Town of Lancaster on behalf of Francis Plouffe, the current owner of an affordable property under Chapter 40B; the owner intends to sell the affordable property at 402 Yellow Birch Lane, Unit 29, located at Blue Heron Pond Condominium, a Chapter 40B development where Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent.

Based on the affordable housing deed rider for 402 Yellow Birch Lane, CHAPA has determined that the Maximum Resale Price for the above-referenced property is \$250,700. According to this property's deed rider, the Town of Lancaster has a 60 day Right of First Refusal; this means the Town has 60 days to decide if it would like to purchase the property from the homeowner at the Maximum Resale Price.

Please consider this letter, notification of the Town of Lancaster's 60-day right of first refusal period. This 60-day period will commence January 26th, 2023, and end March 25th, 2023. *If we do not hear from the Town within this period, we will assume the Town declines to exercise the right of first refusal.*

As you may expect, the homeowner is anxious to hear back from the Town as soon as possible and move forward in marketing the property to find a new buyer, but cannot begin until we hear from you. Please contact me with your response in writing to the Right of First Refusal at rmccormick@chapa.org.

If the Town of Lancaster chooses not to exercise its right of first refusal, CHAPA will assist the homeowner with the resale of this property. CHAPA and the homeowner will have 120 days to market the property in order to locate an Eligible Purchaser. When a new purchaser buys an affordable property, a new deed restriction is signed, recorded and the property remains on the Town of Lancaster's subsidized housing inventory.

If an Eligible Purchaser fails to buy the home during the 120-day period (plus the option for a 60-day extension), the current owner of the property could sell the home on the open market for the fair market value. Any difference between the affordable price and the market price would be turned over to the Town. The home would no longer be deed-restricted and therefore no longer be counted on the Town's subsidized housing inventory.

However, CHAPA will make every effort to work with the current owner to instead sell to an Ineligible Purchaser subject to a new deed rider and preserving the affordable home in perpetuity.

We welcome any efforts the Town wishes to make in assisting us to locate a new Eligible Buyer for this affordable housing opportunity. Please feel free to contact **Maritza Crossen, Director of Real Estate Services** at 617/804-6558, or mcrossen@chapa.org, if you are interested in helping us market the property. We look forward to hearing back from you soon regarding your Right of First Refusal.

Sincerely,

Ron McCormick
Program Manager, CHAPA

cc: