

Attachment 6-3: Transcript of Oral Comments on Smart Growth Zoning and District

Lancaster Select Board Public Hearing: January 19, 2022

Video recording available on Town Hall Streams:

https://townhallstreams.com/stream.php?location_id=81&id=43133

Note: Video recording begins at Line 11 in transcript below.

The following transcript is the Zoom transcript with corrections of phonetic errors.

WEBVTT

1

00:00:02.730 --> 00:00:03.000

Jason Allison, Select Board Chair: Good.

2

00:06:23.010 --> 00:06:23.400

All.

3

00:07:53.340 --> 00:08:00.780

Jason Allison, Select Board Chair: So it looks in Jay. Just a heads up, I unmute people when they come in, or mute everybody. So if you guys are accidentally getting muted you, you know why.

4

00:08:03.240 --> 00:08:04.740

Jason Allison, Select Board Chair: Would you should be able to unmute yourself.

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00:08:26.280 --> 00:08:28.260

Jason Allison, Select Board Chair: Jeff, Jeff Nutting are you here?

6

00:08:30.690 --> 00:08:35.340

Jason Allison, Select Board Chair: Yes, awesome. There you are, wonderful. Thank you.

7

00:08:39.390 --> 00:08:47.730

Jason Allison, Select Board Chair: All right, I see six o'clock. Alix and Jay, are you guys okay with kind of maybe waiting till six so to make sure we get plenty of folks in here before we start moving along?

8

00:08:50.070 --> 00:08:50.340

Jason Allison, Select Board Chair: Cool.

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00:09:28.380 --> 00:09:30.810

Alexandra Turner, Select Board Member: Jason, do you want to call it to order and do the Minutes with that.

10

00:09:32.400 --> 00:10:31.980

Jason Allison, Select Board Chair: Yeah, I think the Minutes are just going to take a minute, so I figured I'd wait to 6:02. We'll start to do the Minutes and then we'll be primed for 6:05.

11

00:10:38.640 --> 00:10:51.720

Jason Allison, Select Board Chair: Awesome, all right. I'd like to call to order Lancaster Select Board Regular Meeting Agenda via Zoom Wednesday, January 19th, 2022 from 6 to 9pm with a roll call vote. Alix Turner.

12

00:10:52.860 --> 00:10:53.130

Alexandra Turner, Select Board Member: I.

13

00:10:54.030 --> 00:10:54.510

Jason Allison, Select Board Chair: Jay Moody.

Jay Moody, Select Board Clerk: I.

14

00:10:56.070 --> 00:11:01.950

Jason Allison, Select Board Chair: And Jason Allison, I. Friendly reminder, this meeting is being recorded.

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00:11:03.210 --> 00:11:06.750

Jason Allison, Select Board Chair: All right, I would entertain a motion to approve Minutes.

16

00:11:08.610 --> 00:11:19.440

Jay Moody, Select Board Clerk: I move to review and take action on Regular Meeting Minutes June 7th, 2021; December 20th, 2021; and January 3rd, 2022.

Alexandra Turner, Select Board Member: Second.

17

00:11:20.460 --> 00:11:27.180

Jason Allison, Select Board Chair: All right, discussion. Alix?

18

00:11:29.520 --> 00:11:39.420

Alexandra Turner, Select Board Member : Um, on the way they are written, there's, no, no, no discussion. There are some items in there that we need to bring back up. I'll do that at the end of the meeting, if we have time.

19

00:11:40.230 --> 00:11:40.650

Jason Allison, Select Board Chair: Jay?

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00:11:41.790 --> 00:11:47.070

Jay Moody, Select Board Clerk: Um, does this bring us up to date with all the meeting, all the Minutes that we have?

21

00:11:48.210 --> 00:11:49.290

Jason Allison, Select Board Chair: Jeff, can you comment on that?

22

00:11:50.460 --> 00:11:53.610

Jeff Nutting, Town Administrator: I believe there might be one or two more that Kathi's working on.

23

00:11:54.870 --> 00:11:57.480

Jeff Nutting, Town Administrator: But by next meeting, we'll be 100 percent.

24

00:11:58.230 --> 00:11:58.980

Jay Moody, Select Board Clerk: Okay, very good.

25

00:12:01.410 --> 00:12:01.950

Jason Allison, Select Board Chair: Anything else, Jay?

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00:12:02.820 --> 00:12:03.030

Jay Moody, Select Board Clerk: Nope, that was it.

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00:12:04.050 --> 00:12:05.370

Jason Allison, Select Board Chair: All right, all those in favor. Alix?

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00:12:06.570 --> 00:12:06.840

Alexandra Turner, Select Board Member: I.

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00:12:07.500 --> 00:12:07.830

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: I.

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00:12:09.120 --> 00:12:17.550

Jason Allison, Select Board Chair: And Jason, I. Three-zero for the I's. Okay, let's see. Jay, I think this is your time to shine for the public hearing.

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00:12:19.980 --> 00:12:41.160.

Jay Moody, Select Board Clerk: 6:05pm Public Hearing - Smart Growth Zoning District. Pursuant to Chapter 40R of the Massachusetts General Laws, and the associated regulations, specifically 760 CMR 59.05(1),

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00:12:41.730 --> 00:12:53.730

Jay Moody, Select Board Clerk: the Select Board will hold a public hearing on January 19, 2022 at 6:05pm remotely via Zoom to consider a proposed Smart Growth Zoning District

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00:12:54.150 --> 00:13:05.190

Jay Moody, Select Board Clerk: and to consider the Board's submission of an Application for Preliminary Determination of Eligibility for 40R Zoning to the Mass. Department of Housing and Community Development.

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00:13:06.240 --> 00:13:16.800

Jay Moody, Select Board Clerk: The proponent of this District and Application is the Lancaster Affordable Housing Trust and is recommending the North Lancaster Smart Growth Zoning District

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00:13:17.250 --> 00:13:34.950

Jay Moody, Select Board Clerk: comprised of properties at Assessor's Parcel ID numbers 14-4.M, 14-4.L, 14-4.N, 14-4.G, 14-4.F,

36

00:13:35.580 --> 00:14:10.830

Jay Moody, Select Board Clerk: 14-4.C, 14-4.B, 14-4.K, 14-4.J, 14-4.I, 14-4.H, 14-4.A, 14-8.A, 14-8.0, 14-4.0, 14-9.0, totaling approximately 64 acres.

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00:14:12.750 --> 00:14:13.950

Jason Allison, Select Board Chair: So moved. Is there a second?

Jay Moody, Select Board Clerk & Alexandra Turner, Select Board Member [spoken at same time]: Second.

38

00:14:16.980 --> 00:14:19.200

Jason Allison, Select Board Chair: All right, any discussion about opening a public hearing?

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00:14:21.660 --> 00:14:25.320

Jason Allison, Select Board Chair: All those in favor? Alix?

Alexandra Turner, Select Board Member: I.

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: I.

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00:14:25.800 --> 00:14:36.630

Jason Allison, Select Board Chair: And Jason, I. Three-zero for the I's. Okay, so let's see. Jeff, procedurally what would be the right thing to do here? Would it be to recognize the applicant?

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00:14:37.290 --> 00:14:38.730

Jeff Nutting, Town Administrator: Yeah, I would think Victoria

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00:14:41.520 --> 00:14:43.050

Jeff Nutting, Town Administrator: is the lead person.

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00:14:43.650 --> 00:14:44.250

Jason Allison, Select Board Chair: All right, Victoria, the floor is open.

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00:14:46.590 --> 00:14:58.410

Victoria Petracca, Lancaster Affordable Housing Trust: Good evening, Everyone. Thank you, Mr. Chairman, and thank you, Jeff. Karen Chapman is here from MRPC. Could she share her screen, please?

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00:15:06.090 --> 00:15:07.920

Jason Allison, Select Board Chair: So, are you able to do

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00:15:07.920 --> 00:15:12.480

Jason Allison, Select Board Chair: it, Karen, or do I need to fix this here?

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00:15:12.840 --> 00:15:13.590

Karen Chapman, Montachusett Regional Planning Commission: It's disabled.

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00:15:14.760 --> 00:15:15.600

Jason Allison, Select Board Chair: There we go.

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00:15:18.360 --> 00:15:25.530

Victoria Petracca, Lancaster Affordable Housing Trust: And maybe before we jump into slides, I think Karen had a few words she wanted to say at the outset. The Affordable Housing Trust

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00:15:26.490 --> 00:15:38.490

Victoria Petracca, Lancaster Affordable Housing Trust: is working with Montachusett Regional Planning Commission on this 40R proposal. And Karen, if you want to say a few words at the outset, and then I can jump in with some slides.

Karen Chapman, Montachusett Regional Planning Commission: Sure.

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00:15:39.240 --> 00:15:40.530

Victoria Petracca, Lancaster Affordable Housing Trust: Okay.

Karen Chapman, Montachusett Regional Planning Commission: Thank you.

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00:15:40.560 --> 00:15:41.010

Jason Allison, Select Board Chair: You should be good to share.

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00:15:44.310 --> 00:15:55.380

Karen Chapman, Montachusett Regional Planning Commission: Thank you very much. So yes, last year Lancaster applied to the Montachusett Regional Planning Commission for technical assistance under the District Global Technical Assistance Program.

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00:15:55.860 --> 00:16:14.370

Karen Chapman, Montachusett Regional Planning Commission: And the idea was to evaluate whether 40R would be a good fit for the properties of the Atlantic Union College. So we started in on that project and quickly discovered that the College was sold and so

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00:16:15.450 --> 00:16:27.120

Karen Chapman, Montachusett Regional Planning Commission: the Affordable Housing Trust and I had discussions about other areas in the community that would be amenable and, at the time, the Affordable Housing Trust was working with

56

00:16:28.590 --> 00:16:46.890

Karen Chapman, Montachusett Regional Planning Commission: Capital Group concerning a 40B over in North Lancaster. So we had a meeting with the Planning Board, and the Planning Board agreed that the project that MRPC would do would be an evaluation of 40R in North Lancaster. So MRPC switched

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00:16:48.090 --> 00:16:57.660

Karen Chapman, Montachusett Regional Planning Commission: over to North Lancaster, and we've been working with the Affordable Housing Trust. We've met several times. I can't even count how many times.

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00:16:58.830 --> 00:17:00.300

Karen Chapman, Montachusett Regional Planning Commission: MRPC, we

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00:17:02.010 --> 00:17:10.830

Karen Chapman, Montachusett Regional Planning Commission: received the documents from the Department of Housing and Community Development that are required for the application.

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00:17:12.120 --> 00:17:19.080

Karen Chapman, Montachusett Regional Planning Commission: So they require us to do an application that they provide, bylaws that they provide,

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00:17:19.530 --> 00:17:32.550

Karen Chapman, Montachusett Regional Planning Commission: and a density spreadsheet of all the parcels that are included. And those documents are required. And so we we utilize those. So the things that you see in the bylaw are required by the State,

62

00:17:33.120 --> 00:17:43.860

Karen Chapman, Montachusett Regional Planning Commission: as well as the other documents. So we have a slide presentation that we would like to go over, and I will share my screen.

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00:17:47.460 --> 00:17:49.860

Victoria Petracca, Lancaster Affordable Housing Trust: Thank you for that introduction, Karen. That was really helpful.

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00:17:57.480 --> 00:17:58.950

Karen Chapman, Montachusett Regional Planning Commission: Can we see the screen?

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00:18:00.810 --> 00:18:02.670

Karen Chapman, Montachusett Regional Planning Commission: Because I can not. There we go.

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00:18:03.900 --> 00:18:05.040

Jason Allison, Select Board Chair: Yes, we can. We can see it.

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00:18:06.990 --> 00:18:21.990

Victoria Petracca, Lancaster Affordable Housing Trust: Okay, and wow, yep, we need to go to the first slide. Okay, great. So I'm going to give a very high level overview. I'm going to try to keep it to 10-12 minutes or so, and I would just ask that folks hold questions until the end.

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00:18:23.430 --> 00:18:34.710

Victoria Petracca, Lancaster Affordable Housing Trust: We can go back over a slide. I'm going to move kind of quickly. I want to just give you the background for how we came into 40R specifically, building on what Karen just explained.

69

00:18:35.550 --> 00:18:45.300

Victoria Petracca, Lancaster Affordable Housing Trust: There was a convergence of three, sort of three key events that all kind of came together. One, the goals for Safe Harbor for the Town,

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00:18:46.860 --> 00:18:55.290

Victoria Petracca, Lancaster Affordable Housing Trust: our new MBTA multi-family zoning requirement that we're going to touch on, and then a proposed 40B from Capital Group in North Lacaster.

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00:18:56.280 --> 00:19:05.370

Victoria Petracca, Lancaster Affordable Housing Trust: I'm going to talk a little bit about the density. That's a really important aspect of 40R, of any 40R district, the Mechanics of the bylaw, and then

72

00:19:06.450 --> 00:19:14.880

Victoria Petracca, Lancaster Affordable Housing Trust: lastly, some costs and benefits of 40B versus 40R, financially speaking, and also in terms of the environment.

73

00:19:15.720 --> 00:19:31.200

Victoria Petracca, Lancaster Affordable Housing Trust: Next slide, okay. So for our current housing needs, Lancaster has 140 deed-restricted units presently. We did just receive the 2020 census data. It took about a year for that to get published.

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00:19:32.580 --> 00:19:41.730

Victoria Petracca, Lancaster Affordable Housing Trust: That, when we adjust our percentage with the new year-round housing units, we're at about 5 percent, and that means that

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00:19:42.630 --> 00:20:01.590

Victoria Petracca, Lancaster Affordable Housing Trust: we're about halfway to our state requirement of being at 10.1. That means we have a deficit currently of about 142 units, just to reach the bare minimum compliance. And if we want to have a cushion, which is reasonable, we're about 195 units short.

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00:20:02.640 --> 00:20:10.590

Victoria Petracca, Lancaster Affordable Housing Trust: I'm happy to go more in depth on that information if anybody wants to at the end, or off-line, or at the Housing Trust meeting.

77

00:20:13.020 --> 00:20:20.790

Victoria Petracca, Lancaster Affordable Housing Trust: This second thing I mentioned, the MBTA multi-family requirement. This might be brand new information for some folks watching tonight, but

78

00:20:21.300 --> 00:20:31.170

Victoria Petracca, Lancaster Affordable Housing Trust: I assure you there's going to be a lot of talk about it soon from the Housing Trust, but also, I think the Planning Board is getting involved in this and

79

00:20:32.100 --> 00:20:44.280

Victoria Petracca, Lancaster Affordable Housing Trust: our new Planning Director. There is a housing crisis in Massachusetts. Folks may have heard Governor Baker talking about it, or the State Secretary for Housing and Economic Development.

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00:20:44.880 --> 00:20:51.240

Victoria Petracca, Lancaster Affordable Housing Trust: Those two functions are linked in Massachusetts. Housing and Economic Development are under one roof in our

81

00:20:52.260 --> 00:21:04.020

Victoria Petracca, Lancaster Affordable Housing Trust: State Government. And essentially, Massachusetts is one of the most expensive housing markets and it's really, in the country, and it's really impacting our ability

82

00:21:04.530 --> 00:21:17.190

Victoria Petracca, Lancaster Affordable Housing Trust: to retain companies, to bring new companies in, but also to retain families in Massachusetts. And one of the things the State has just signed into law, Governor Baker signed it last year, is a requirement that

83

00:21:18.180 --> 00:21:30.000

Victoria Petracca, Lancaster Affordable Housing Trust: towns with MBTA transit or adjacent to MBTA transit, like Lancaster, create a district of multi-family housing, with at least 15 units per acre.

84

00:21:31.200 --> 00:21:40.950

Victoria Petracca, Lancaster Affordable Housing Trust: Next slide. So Lancaster was on that map, and it means that we have to permit, in that district, multi-family housing by right and

85

00:21:41.820 --> 00:21:56.070

Victoria Petracca, Lancaster Affordable Housing Trust: if we don't, we lose significant state funding for housing initiatives, but also capital projects' funding, MassWorks infrastructure. It's pretty serious. So this was on our mind, as well.

86

00:21:58.500 --> 00:22:04.110

Victoria Petracca, Lancaster Affordable Housing Trust: The multi-family district should be located within reasonable access to transit.

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00:22:05.130 --> 00:22:12.210

Victoria Petracca, Lancaster Affordable Housing Trust: If you're like Lancaster, and you're not within a half mile of a transit station, you should have

88

00:22:13.560 --> 00:22:30.870

Victoria Petracca, Lancaster Affordable Housing Trust: either a regional bus network or easy access to a station through a road network or some other feature. The 40R that the Trust worked on has bus service from MART. We have a commitment for that so

89

00:22:31.530 --> 00:22:46.440

Victoria Petracca, Lancaster Affordable Housing Trust: essentially, what we're looking into is whether we can meet this criteria, as well as event number one, getting our town up and over our 10 percent, and hit "2 in 1" with one district. Next slide.

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00:22:48.480 --> 00:23:01.080

Victoria Petracca, Lancaster Affordable Housing Trust: This, for Lancaster's

characteristics, we're in a category of towns where we need a minimum of 50 acres to meet this and capacity for a minimum of, and I know this is a big number,

91

00:23:01.680 --> 00:23:08.700

Victoria Petracca, Lancaster Affordable Housing Trust: a minimum of 750 multi-family units in capacity. And I want to underscore that the State

92

00:23:09.090 --> 00:23:25.980

Victoria Petracca, Lancaster Affordable Housing Trust: is adamant that this is capacity. It's not "out of the gate." It's not delivered tomorrow. It's not in one project. It's really forcing towns to do long-term, over decades - think about where multi-family housing could be developed over time.

93

00:23:27.330 --> 00:23:28.050

Victoria Petracca, Lancaster Affordable Housing Trust: Next slide.

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00:23:30.480 --> 00:23:46.050

Victoria Petracca, Lancaster Affordable Housing Trust: The third event, and this isn't in chronological order - this actually came first - was that Capital Group approached the Housing Trust with a large, 600-unit, for sale 40B and

95

00:23:47.190 --> 00:23:54.660

Victoria Petracca, Lancaster Affordable Housing Trust: it was not especially desirable to the Housing Trust to, you know, to be a part of this development.

96

00:23:55.770 --> 00:24:08.040

Victoria Petracca, Lancaster Affordable Housing Trust: We had been trained in 40R recently, some of our Members, myself included. And so we started to talk about 40R with Capital Group, and they were amenable to think about the project differently.

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00:24:08.820 --> 00:24:18.720

Victoria Petracca, Lancaster Affordable Housing Trust: We brought in MRPC. We did not have our Planning Director on staff at the time, so we worked with MRPC on creating a

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00:24:19.770 --> 00:24:36.390

Victoria Petracca, Lancaster Affordable Housing Trust: bylaw and a regulatory framework for 40R. And we worked with Capital Group on an initial project within the 40R District. So transforming what was initially a 40B and really changing it to benefit the Town.

99

00:24:37.230 --> 00:24:47.100

Victoria Petracca, Lancaster Affordable Housing Trust: And I'll talk more about what we negotiated to make it into a much better project. But that took up the better part of 2021 and into 2022.

100

00:24:48.210 --> 00:24:48.750

Victoria Petracca, Lancaster Affordable Housing Trust: Next.

101

00:24:50.400 --> 00:24:52.320

Victoria Petracca, Lancaster Affordable Housing Trust: What makes 40R "Smart Growth"?

102

00:24:53.580 --> 00:25:02.340

Victoria Petracca, Lancaster Affordable Housing Trust: Two major benefits on this slide. Number one, it's master planned land use development. It's not piecemeal. It's not falling out of the sky like an unsolicited

103

00:25:03.030 --> 00:25:08.040

Victoria Petracca, Lancaster Affordable Housing Trust: project that's thrust upon the Town. It's master planned

104

00:25:08.820 --> 00:25:16.260

Victoria Petracca, Lancaster Affordable Housing Trust: with built-in requirements for pedestrian-friendly environments, attractive curb appeal, landscaping, and amenities. Those are requirements. They're not

105

00:25:16.560 --> 00:25:22.350

Victoria Petracca, Lancaster Affordable Housing Trust: pluses. It's not "it would be nice if" - it's actually stated in the state statute.

106

00:25:23.010 --> 00:25:42.000

Victoria Petracca, Lancaster Affordable Housing Trust: It's town driven, is another big difference. It requires a local application to DHCD. It requires town meeting approval to adopt it. It upholds, and this is near and dear to my heart, it upholds local environmental bylaws, so there is no over-riding Lancaster's

107

00:25:43.290 --> 00:25:54.000

Victoria Petracca, Lancaster Affordable Housing Trust: robust environmental bylaws and our wetlands protections. It allows for local preference in lottery selection and then, on the next slide,

108

00:25:55.200 --> 00:26:10.380

Victoria Petracca, Lancaster Affordable Housing Trust: it also brings a number of significant financial perks that are unique to 40R. 40R grew out of a lot of concerns about 40B, and so it's like the much improved cousin. There are a number of

109

00:26:11.550 --> 00:26:27.540

Victoria Petracca, Lancaster Affordable Housing Trust: benefits in terms of incentives, financial incentives. There's an upfront zoning incentive payment, and a density bonus per unit that you build. It allows for mixed-use, so you can have greater tax income to the town, not just residential.

110

00:26:28.590 --> 00:26:36.240

Victoria Petracca, Lancaster Affordable Housing Trust: It puts us in, if you adopt a 40R district, you're eligible for higher state matches. So, for instance, if you're building say, a new high school,

111

00:26:37.260 --> 00:26:51.630

Victoria Petracca, Lancaster Affordable Housing Trust: you go into a different category for your state match. There's a preference, preferential status, for state grants and infrastructure upgrades, and it opens the door to 40S. Now I want to be careful on 40S, we are still exploring this.

112

00:26:52.950 --> 00:26:57.180

Victoria Petracca, Lancaster Affordable Housing Trust: And it's school budget mitigation.

113

00:26:58.380 --> 00:27:07.440

Victoria Petracca, Lancaster Affordable Housing Trust: But it's a positive. I can't say how much or if, you know, it will definitely kick in, but it's something listed among the different financial incentives.

114

00:27:08.160 --> 00:27:22.590

Victoria Petracca, Lancaster Affordable Housing Trust: Next. The initial 40B was in the back of the site in North Lancaster. You can see the various blue rectangles. Those are all different buildings composing the 40B. And then the next slide.

115

00:27:23.670 --> 00:27:39.810

Victoria Petracca, Lancaster Affordable Housing Trust: We moved all of that housing almost a mile from White Pond to, from abutting the White Pond neighborhood, to the front of the site. And Karen is moving her cursor over the new location of the housing with the mixed-use retail.

116

00:27:41.250 --> 00:27:46.590

Victoria Petracca, Lancaster Affordable Housing Trust: The blue outlines that 40R district. So next slide.

117

00:27:48.300 --> 00:28:00.780

Victoria Petracca, Lancaster Affordable Housing Trust: The 40R Districts in Massachusetts. This is a DHCD slide. Since this slide, there are others that have been added, and I just want to quickly point out Sudbury for people who go out and explore.

118

00:28:02.700 --> 00:28:05.910

Victoria Petracca, Lancaster Affordable Housing Trust: Sudbury has a lovely 40R coming out of the ground.

119

00:28:06.960 --> 00:28:20.370

Victoria Petracca, Lancaster Affordable Housing Trust: It's strictly residential. It doesn't have the mixed-use that we're proposing in Lancaster, but I think it has some really nice housing typologies, and it's not that far away. Cold Creek Crossing. And there's also information on-line about it.

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00:28:22.650 --> 00:28:25.620

Victoria Petracca, Lancaster Affordable Housing Trust: Density. So let's talk about density and 40R.

121

00:28:26.820 --> 00:28:41.190

Victoria Petracca, Lancaster Affordable Housing Trust: This is the, a zoom into the 40R district. There are 16 parcels. It totals 64 acres. There are about 18.6 acres of land that are environmentally constrained.

122

00:28:43.050 --> 00:28:50.640

Victoria Petracca, Lancaster Affordable Housing Trust: The District's long-term capacity. I want to pause here for a moment and spend some time on this. So 674 units

123

00:28:51.060 --> 00:29:03.540

Victoria Petracca, Lancaster Affordable Housing Trust: are, if you think about it, similar to the MBA legislation. What DHCD is asking under 40R is, they provide a spreadsheet that has a formula in it that

124

00:29:04.350 --> 00:29:16.800

Victoria Petracca, Lancaster Affordable Housing Trust: is part of our application. And they're asking us to think long-term, decades out, for total capacity. Again,

not building today, but what could the District handle over time.

125

00:29:18.480 --> 00:29:22.590

Victoria Petracca, Lancaster Affordable Housing Trust: And so, if you do that formula, it is 674. And if you add in,

126

00:29:23.040 --> 00:29:34.260

Victoria Petracca, Lancaster Affordable Housing Trust: additionally, what's already called "substantially developed" - so, for example, the Dunkin Donuts. If you remove Dunkin Donuts. Now that's implausible, right, because it's a relatively new thing.

127

00:29:34.590 --> 00:29:50.730

Victoria Petracca, Lancaster Affordable Housing Trust: But if you were to remove that, and build there, if you were to take down the gas station and build there, things like that, you can add additional units and the total goes to the 1132 but this number is

128

00:29:51.930 --> 00:29:56.940

Victoria Petracca, Lancaster Affordable Housing Trust: it's total capacity in the district over, you know,

129

00:29:58.710 --> 00:30:07.500

Victoria Petracca, Lancaster Affordable Housing Trust: decades and decades. So that number is important because that's how DHCD calculates the zoning incentive payment.

130

00:30:08.700 --> 00:30:18.450

Victoria Petracca, Lancaster Affordable Housing Trust: It also is important because, and this is what we're looking into with DHCD, is because it's over the 750, we can probably

131

00:30:19.800 --> 00:30:34.620

Victoria Petracca, Lancaster Affordable Housing Trust: but again, needs to be confirmed, meet that requirement for MBTA versus creating, you know, another district someplace else with more multi-family housing, high density, and the like.

132

00:30:35.970 --> 00:30:36.570

Victoria Petracca, Lancaster Affordable Housing Trust: Next slide.

133

00:30:38.040 --> 00:30:39.150

Victoria Petracca, Lancaster Affordable Housing Trust: I'm going to take a water break.

134

00:30:43.500 --> 00:31:04.740

Victoria Petracca, Lancaster Affordable Housing Trust: This slide covers the nuts and bolts of the ownership. So we want to be really transparent that there are 5 different landowners in this 40R. So North Lancaster LLC has 8 of the 16 parcels, and then there are 4 other landowners.

135

00:31:05.790 --> 00:31:16.350

Victoria Petracca, Lancaster Affordable Housing Trust: 702 LLC, which is Capital Group, has provided confirmation that it does have the legal options to purchase the North Lancaster parcels.

136

00:31:17.400 --> 00:31:20.400

Victoria Petracca, Lancaster Affordable Housing Trust: So that has been confirmed and

137

00:31:22.110 --> 00:31:25.860

Victoria Petracca, Lancaster Affordable Housing Trust: 702 has the approval for

138

00:31:27.540 --> 00:31:43.110

Victoria Petracca, Lancaster Affordable Housing Trust: its hydro-geo report for a future treatment plant from MassDEP. And there's a water service agreement in place. Many of you watching tonight are familiar with these documents. They're on the Affordable Housing Trust website for transparency.

139

00:31:44.010 --> 00:32:02.790

Victoria Petracca, Lancaster Affordable Housing Trust: These documents are what is in place so far, and DHCD has done a review of the draft application. They've reviewed these agreements, and this is sufficient for determination of preliminary eligibility. Now

140

00:32:03.540 --> 00:32:17.790

Victoria Petracca, Lancaster Affordable Housing Trust: as the application, as it, if it comes back, if it's submitted tonight and like after this hearing, if it is submitted, and DHCD does give preliminary eligibility, it will then wind its way through the process.

141

00:32:18.900 --> 00:32:24.780

Victoria Petracca, Lancaster Affordable Housing Trust: And in order for Lancaster to receive a zoning incentive payment, the infrastructure needs to be in place.

142

00:32:25.110 --> 00:32:35.820

Victoria Petracca, Lancaster Affordable Housing Trust: So I want to be really clear about this, that it's sufficient for preliminary eligibility, but there is a system of checks and balances in place before Lancaster will see a zoning incentive payment

143

00:32:36.870 --> 00:32:43.560

Victoria Petracca, Lancaster Affordable Housing Trust: to ensure that the infrastructure is in place, and is built and is sufficient. Next slide.

144

00:32:45.690 --> 00:32:57.930

Victoria Petracca, Lancaster Affordable Housing Trust: Quickly on the Mechanics of 40R. So what does it cover? It covers 13 standard sections, as Karen explained. We are operating under the state statute. Our local bylaw must

145

00:32:58.440 --> 00:33:09.660

Victoria Petracca, Lancaster Affordable Housing Trust: contain these 13 sections under Mass General Law Chapter 40R. So we did not come up with them on our own, but within them, there is

146

00:33:10.980 --> 00:33:13.980

Victoria Petracca, Lancaster Affordable Housing Trust: room for the local community to

147

00:33:15.420 --> 00:33:19.860

Victoria Petracca, Lancaster Affordable Housing Trust: provide input and adapt them locally, but the sections are standard.

148

00:33:21.210 --> 00:33:21.630

Victoria Petracca, Lancaster Affordable Housing Trust: And they

149

00:33:23.160 --> 00:33:27.930

Victoria Petracca, Lancaster Affordable Housing Trust: Okay, I'm not going to jump through all of them there. We can go back if somebody wants to cover them later.

150

00:33:29.490 --> 00:33:33.450

Victoria Petracca, Lancaster Affordable Housing Trust: The next slide. I did want to touch on

151

00:33:34.830 --> 00:33:50.610

Victoria Petracca, Lancaster Affordable Housing Trust: a memo that was submitted by the Planning Board. The Planning Board did review recently, the latest version of

the 40R bylaw, and there were 8 points in the memo. It's important to me to

152

00:33:52.260 --> 00:34:02.700

Victoria Petracca, Lancaster Affordable Housing Trust: provide feedback to the Planning Board for it, you know. They took the time to go through it and vet it, and we did review the points with DHCD.

153

00:34:04.620 --> 00:34:10.920

Victoria Petracca, Lancaster Affordable Housing Trust: Without going into the weeds tonight, the first point is that DHCD had a chance to go through it with us and

154

00:34:12.330 --> 00:34:19.770

Victoria Petracca, Lancaster Affordable Housing Trust: the good news is that there is nothing that would prohibit us from receiving a preliminary eligibility.

155

00:34:21.360 --> 00:34:23.730

Victoria Petracca, Lancaster Affordable Housing Trust: The estimated number of units that

156

00:34:25.080 --> 00:34:37.650

Victoria Petracca, Lancaster Affordable Housing Trust: were, by the Planning Board felt that exceeded town housing goals. I want to be clear that MRPC's guidance was to plan for the future and not design around one project. We did have

157

00:34:38.190 --> 00:34:45.300

Victoria Petracca, Lancaster Affordable Housing Trust: a choice to make as the Housing Trust. We could have done a very small 40R, and just accommodate the Capital Group project.

158

00:34:45.630 --> 00:34:53.340

Victoria Petracca, Lancaster Affordable Housing Trust: And over the course of last year, as we worked on this with MRPC, they really advised us to not have the

159

00:34:53.820 --> 00:35:03.210

Victoria Petracca, Lancaster Affordable Housing Trust: "tail wag the dog". You know, think about this holistically, think about Lancaster first, and think about what this 40R district should have

160

00:35:04.170 --> 00:35:15.630

Victoria Petracca, Lancaster Affordable Housing Trust: in terms of parcels, and if it should have more parcels than the North Lancaster LLC parcels that 702 has

options on, then include them because that's the right thing to do for the Town.

161

00:35:16.050 --> 00:35:23.820

Victoria Petracca, Lancaster Affordable Housing Trust: and that does, when you do that, and you drive up the size of the district, it's driving up the total possible build out.

162

00:35:24.180 --> 00:35:29.730

Victoria Petracca, Lancaster Affordable Housing Trust: But you're planning for your future, you're planning for decades out. Its long-term, strategic planning.

163

00:35:30.270 --> 00:35:38.220

Victoria Petracca, Lancaster Affordable Housing Trust: And so we took MRPC's guidance to heart. It's what we did, and we didn't just do it around a single developer's project.

164

00:35:38.790 --> 00:35:51.240

Victoria Petracca, Lancaster Affordable Housing Trust: But that does mean more total units in capacity, but that's what this is about. That's what 40R is about, and it's what the MBTA legislation is about, future planning.

165

00:35:52.710 --> 00:35:58.470

Victoria Petracca, Lancaster Affordable Housing Trust: The type of eligible location. I touched on the infrastructure. At this point,

166

00:36:00.780 --> 00:36:11.430

Victoria Petracca, Lancaster Affordable Housing Trust: that DHCD is issuing a conditional approval. That the zoning incentive payment will not be given to the Town until the infrastructure is in place.

167

00:36:12.480 --> 00:36:17.370

Victoria Petracca, Lancaster Affordable Housing Trust: And they're very comfortable with what we have so far in place for infrastructure.

168

00:36:18.540 --> 00:36:32.550

Victoria Petracca, Lancaster Affordable Housing Trust: The missing provisions to ensure that projects are not segmented. I do want to say that our bylaw kicks in at 13 units and or more. So below that for 6 to 12 units, inclusionary

169

00:36:33.600 --> 00:36:49.260

Victoria Petracca, Lancaster Affordable Housing Trust: zoning is reflected in our,

in this bylaw. So there still is affordable. There's an affordability requirement for a smaller project. However, I thought it was an interesting point and the Housing Trust is meeting tomorrow night and it's

170

00:36:50.370 --> 00:36:55.530

Victoria Petracca, Lancaster Affordable Housing Trust: on our agenda under things we can add and think about. So

171

00:36:56.250 --> 00:37:05.070

Victoria Petracca, Lancaster Affordable Housing Trust: you know, this is a process that we can submit our bylaw, but we still have even when it comes out of DHCD, hopefully with preliminary approval,

172

00:37:05.340 --> 00:37:20.160

Victoria Petracca, Lancaster Affordable Housing Trust: we still have a Planning Board hearing to go to. We still have time to make some small tweaks and from the Housing Trust's perspective, we like to get input and this is, this is something that we could probably build in, and I think it was a good catch.

173

00:37:21.810 --> 00:37:27.510

Victoria Petracca, Lancaster Affordable Housing Trust: The Plan Approval Authority. We've gone round and round on the Plan Approval Authority.

174

00:37:28.530 --> 00:37:43.830

Victoria Petracca, Lancaster Affordable Housing Trust: The Select Board actually did vote to make the EDC permanent. It's in their minutes back on November 10th. The Planning Board was concerned that it was an ad hoc committee, but it was voted to be permanent, and it will have to go to town meeting.

175

00:37:45.000 --> 00:37:51.360

Victoria Petracca, Lancaster Affordable Housing Trust: Stormwater review is still under the Planning Board. We did not put that under the Plan Approval Authority.

176

00:37:53.010 --> 00:37:53.310

Victoria Petracca, Lancaster Affordable Housing Trust: The 40R

177

00:37:55.920 --> 00:38:11.100

Victoria Petracca, Lancaster Affordable Housing Trust: is often mixed use. We can review. The point was that, what do you do with non-residential buildings for site plan review. We can talk more about this, I think, this point with town counsel. Kind of like number three, there might be something to tweak here.

178

00:38:12.510 --> 00:38:28.590

Victoria Petracca, Lancaster Affordable Housing Trust: And then we feel that, rather than just asking other boards for their input, we think that having the synergy with the boards in the meetings and the discussion on the plan approval is the way to go, and we think it's a better end result, to have that collaboration. Next slide.

179

00:38:29.640 --> 00:38:32.730

Victoria Petracca, Lancaster Affordable Housing Trust: The infrastructure, we talked about the

180

00:38:34.770 --> 00:38:44.730

Victoria Petracca, Lancaster Affordable Housing Trust: certification by a municipal engineer is not required. The Planning Board had flagged that. That is in the application for if you have local sewer,

181

00:38:45.570 --> 00:39:05.220

Victoria Petracca, Lancaster Affordable Housing Trust: or like municipal sewer or municipal water, you have to have it, a certification that that is in place. But because what we're talking about in our application is an approval from MassDEP, it supersedes the local DPW certification per DHCD's feedback.

182

00:39:06.690 --> 00:39:17.250

Victoria Petracca, Lancaster Affordable Housing Trust: The Memorandum of Agreement is actually viewed in a positive light by DHCD. They like having contracts that pin things down and make deliverables really clear.

183

00:39:17.910 --> 00:39:30.420

Victoria Petracca, Lancaster Affordable Housing Trust: They will get a copy. They are aware that there's an MOA for the 40R, and what they will review it for are things like any exclusions for children, any violations of the Fair Housing laws,

184

00:39:31.050 --> 00:39:40.440

Victoria Petracca, Lancaster Affordable Housing Trust: anything that would restrict housing. So if we say that we have a total capacity of X, but then we on the side say, "but we're only going to build 150 units",

185

00:39:40.800 --> 00:39:52.170

Victoria Petracca, Lancaster Affordable Housing Trust: that sort of thing would be hugely problematic. But otherwise an MOA is a, is viewed as something that goes above and beyond, and really cements the project for the developer, for the Town, the residents.

186

00:39:54.030 --> 00:40:01.500

Victoria Petracca, Lancaster Affordable Housing Trust: The Planning Board flagged the marijuana dispensary and that actually had been removed at a prior meeting on January 6th.

187

00:40:04.650 --> 00:40:14.850

Victoria Petracca, Lancaster Affordable Housing Trust: "The site plan review omits traffic evaluation." It's covered under our peer review. The Plan Approval Authority retains the right to do

188

00:40:16.470 --> 00:40:21.510

Victoria Petracca, Lancaster Affordable Housing Trust: evaluation of legal terms, environmental,

189

00:40:22.890 --> 00:40:25.740

Victoria Petracca, Lancaster Affordable Housing Trust: traffic, all those sorts of things are actually allowed.

190

00:40:26.760 --> 00:40:45.990

Victoria Petracca, Lancaster Affordable Housing Trust: We just don't mandate it for every single project in the 40R with the idea that there may be a small project that gets submitted, and may not require a traffic evaluation, but certainly it's, the Plan Approval Authority has the jurisdiction to mandate that.

191

00:40:48.600 --> 00:40:51.660

Victoria Petracca, Lancaster Affordable Housing Trust: And lastly, just some costs and benefits.

192

00:40:53.010 --> 00:41:05.970

Victoria Petracca, Lancaster Affordable Housing Trust: So the financial incentives of 40R. We mentioned them on a high level. This district is in the category of 500 or more units, so it has a \$600,000 zoning incentive payment. Next.

193

00:41:07.170 --> 00:41:25.500

Victoria Petracca, Lancaster Affordable Housing Trust: And for bonus payments. So, for example, the first, that project with Capital Group is proposed at 150 units which equates to \$450,000 as the units are delivered. And so combined, that's over a million dollars to Lancaster.

194

00:41:26.520 --> 00:41:28.860

Victoria Petracca, Lancaster Affordable Housing Trust: Certainly, none of that

exists under 40B.

195

00:41:33.000 --> 00:41:34.920

Victoria Petracca, Lancaster Affordable Housing Trust: Additional financial benefits.

196

00:41:36.150 --> 00:41:41.490

Victoria Petracca, Lancaster Affordable Housing Trust: The 40R allows us to accommodate mixed-use development to offset residential.

197

00:41:45.270 --> 00:41:56.850

Victoria Petracca, Lancaster Affordable Housing Trust: So that's increased net revenue. The eligibility for the higher state matches, preferential status for infrastructure and capital project grants, and then 40S that we're still exploring. Next.

198

00:41:58.140 --> 00:42:10.290

Victoria Petracca, Lancaster Affordable Housing Trust: This is really important, the environmental advantages. So Lancaster's local wetlands and environmental bylaws are upheld. I mentioned it earlier. I wanted to come back to it.

199

00:42:11.580 --> 00:42:25.350

Victoria Petracca, Lancaster Affordable Housing Trust: The resource area impacts require Conservation Commission review under, yes, under the State's Wetlands Protection Act, but also under our local regulations. And this is

200

00:42:26.640 --> 00:42:32.580

Victoria Petracca, Lancaster Affordable Housing Trust: really important in a town like Lancaster, and in this particular site, and with the

201

00:42:34.440 --> 00:42:48.390

Victoria Petracca, Lancaster Affordable Housing Trust: ACEC right there, and with the more robust wetlands and environmental bylaws that we have, this is one huge reason to promote a 40R if we can

202

00:42:49.260 --> 00:43:07.920

Victoria Petracca, Lancaster Affordable Housing Trust: in this district, in this area. And then number two, the statute, the state statute is promoting compact, environmentally sustainable design. So I think here we have to, and as a community, think about development a little bit differently from two-acre zoning.

203

00:43:09.480 --> 00:43:22.230

Victoria Petracca, Lancaster Affordable Housing Trust: This is really part of what the State is trying to do, is really encourage towns to take action against sprawl, and think about climate concerns, more efficient land use.

204

00:43:23.190 --> 00:43:38.100

Victoria Petracca, Lancaster Affordable Housing Trust: Build denser housing, with an emphasis on walkability with access to transit, which is exactly what we're doing by bringing MART in, by making sure that that bus route 8 connects up with the MBTA, and Leominster, and Fitchburg and Shirley.

205

00:43:39.420 --> 00:43:47.940

Victoria Petracca, Lancaster Affordable Housing Trust: The applications to the State are rated on having employment and amenities and open space, both adjacent to the 40R,

206

00:43:49.200 --> 00:44:04.620

Victoria Petracca, Lancaster Affordable Housing Trust: even within the 40R, and nearby. And there's also a requirement for a heavily landscaped environment. So DHCD won't approve a 40R unless it's hitting all of these points. Next.

207

00:44:06.630 --> 00:44:13.260

Victoria Petracca, Lancaster Affordable Housing Trust: I want to mention Environmental Justice. This has come up in some of the Housing Trust meetings and elsewhere.

208

00:44:14.340 --> 00:44:22.860

Victoria Petracca, Lancaster Affordable Housing Trust: Environmental Justice, for those who are not familiar with it, it's a policy from the Executive Office of Energy and Environmental Affairs and I'll just read

209

00:44:23.430 --> 00:44:30.720

Victoria Petracca, Lancaster Affordable Housing Trust: a short statement about it. "Environmental Justice is based on the principle that all people have a right to be protected from environmental hazards

210

00:44:30.990 --> 00:44:44.790

Victoria Petracca, Lancaster Affordable Housing Trust: and to live in and enjoy a clean and helpful environment, regardless of race, color, national origin, income, or English language proficiency." And then it goes on a little bit further than that. I just wanted to give you it in a nutshell.

211

00:44:46.080 --> 00:44:47.400

Victoria Petracca, Lancaster Affordable Housing Trust: This project

212

00:44:48.420 --> 00:45:06.060

Victoria Petracca, Lancaster Affordable Housing Trust: gave us pause at the Housing Trust initially. We wanted to really consider the remainder of the site and what's being proposed, and so we did initially speak to DHCD about it, to see if this was viable. And looking at the distances and so forth

213

00:45:08.040 --> 00:45:16.770

Victoria Petracca, Lancaster Affordable Housing Trust: they felt that it was actually viable and to review it. But part of their decision to encourage us is this first bullet point:

214

00:45:17.700 --> 00:45:27.150

Victoria Petracca, Lancaster Affordable Housing Trust: a distribution center development requires a complete Environmental Notification Form filing with MEPA approval. That's a state-level, very robust, very rigorous

215

00:45:27.840 --> 00:45:36.240

Victoria Petracca, Lancaster Affordable Housing Trust: environmental review. And all state and federal regulations for air quality, noise, water, and other public health standards must be met.

216

00:45:36.600 --> 00:45:44.940

Victoria Petracca, Lancaster Affordable Housing Trust: So if the project does not receive a MEPA certificate, it cannot go forward, and that's the system of checks and balances that

217

00:45:45.870 --> 00:45:57.570

Victoria Petracca, Lancaster Affordable Housing Trust: is reassuring to DHCD and to the Lancaster Affordable Housing Trust. Regarding air quality specifically, the distribution center project is required to comply with the Federal Clean Air Act

218

00:45:57.960 --> 00:46:10.410

Victoria Petracca, Lancaster Affordable Housing Trust: which regulates heavy truck particulate matter, as well as MassDEP's anti-idling laws. So it either complies or it does not comply, and it cannot go forward if it does not comply.

219

00:46:11.880 --> 00:46:26.160

Victoria Petracca, Lancaster Affordable Housing Trust: There are ways to have on-going monitoring. I mean, these are things that can be written in for that, for

the distribution center. And lastly, Environmental Justice is actually now part of that

220

00:46:27.270 --> 00:46:36.030

Victoria Petracca, Lancaster Affordable Housing Trust: MEPA filing since 2021. So the EJ authorities for the State will take a look

221

00:46:36.780 --> 00:46:47.160

Victoria Petracca, Lancaster Affordable Housing Trust: at the site plan, and look at those distances, and look at this project. And if they determine that it's a violation of Environmental Justice, it cannot go forward.

222

00:46:47.580 --> 00:47:02.490

Victoria Petracca, Lancaster Affordable Housing Trust: But the Housing Trust is not the authority on Environmental Justice, nor are we the authority on air quality. The Commonwealth has its experts that will dictate whether or not the project is compliant.

223

00:47:02.940 --> 00:47:09.480

Victoria Petracca, Lancaster Affordable Housing Trust: At this stage, we're being told that we should be submitting it, but it will go through all of that review.

224

00:47:10.590 --> 00:47:11.220

Victoria Petracca, Lancaster Affordable Housing Trust: Next.

225

00:47:12.270 --> 00:47:15.930

Victoria Petracca, Lancaster Affordable Housing Trust: These are some of the distances that were measured in CAD.

226

00:47:16.440 --> 00:47:25.380

Victoria Petracca, Lancaster Affordable Housing Trust: I don't know if the largest distribution center is still going to be, you know, developed exactly that way, given that Target is no longer

227

00:47:25.650 --> 00:47:42.780

Victoria Petracca, Lancaster Affordable Housing Trust: in the mix. So this is based off of when, you know, this was the prototype for a New England distribution center for Target, but we're looking at over 2,600 feet from the closest point of housing to the distribution

228

00:47:44.430 --> 00:47:49.200

Victoria Petracca, Lancaster Affordable Housing Trust: loading docks and then, as you can see, I don't have to read them off, but

229

00:47:49.980 --> 00:48:06.030

Victoria Petracca, Lancaster Affordable Housing Trust: another large distance from, to the front parking. And then there's a forested buffer in between that's actually state forest land and that, too, is giving us a lot of comfort for protection between housing and that use.

230

00:48:08.250 --> 00:48:27.900

Victoria Petracca, Lancaster Affordable Housing Trust: So I just want to mention the sources for this bylaw to be really thorough with our presentation. DHCD's Smart Growth template, the bylaw examples from other Massachusetts cities and towns that we reviewed, MRPC, and the Housing Trust. The bylaw has been

231

00:48:29.100 --> 00:48:39.450

Victoria Petracca, Lancaster Affordable Housing Trust: reviewed by our former town counsel and their feedback was incorporated. Our former planning director, who was the Town's planning consultant, provided his input.

232

00:48:40.440 --> 00:48:52.410

Victoria Petracca, Lancaster Affordable Housing Trust: Mass DHCD did a review of our draft application and bylaw. The Planning Board has given us feedback. Lancaster residents have been wonderful coming to our meetings.

233

00:48:52.830 --> 00:49:09.090

Victoria Petracca, Lancaster Affordable Housing Trust: And our new town counsel, Christopher Heep who heads up the land use, yes, I see Jason clapping. He's a fantastic land use expert in environmental law, has also reviewed and

234

00:49:10.290 --> 00:49:15.090

Victoria Petracca, Lancaster Affordable Housing Trust: is weighing in, so it's, I'm not sure we could do more vetting on this.

235

00:49:16.740 --> 00:49:21.480

Victoria Petracca, Lancaster Affordable Housing Trust: Next, we do have a couple of changes since the hearing was posted.

236

00:49:22.080 --> 00:49:34.170

Victoria Petracca, Lancaster Affordable Housing Trust: As I said, we took out the marijuana uses. So Version 9, if you look at our website, you can see all the versions of this both red line and clean. And Version 9 is the one that's up right

now.

237

00:49:35.070 --> 00:49:39.540

Victoria Petracca, Lancaster Affordable Housing Trust: There will be a Version 10 that has the marijuana uses taken out.

238

00:49:40.500 --> 00:49:54.000

Victoria Petracca, Lancaster Affordable Housing Trust: And on our density chart for the 2- and 3-family residential use, we bumped from 12 to 15 units per acre so that we could comply with the density requirement for the MBTA multi-family zoning.

239

00:49:54.750 --> 00:50:13.350

Victoria Petracca, Lancaster Affordable Housing Trust: We made a change on our application form. We removed Orlando's contact information, and we also revised a couple of our attachments. And they're marked as "revised" so folks can see the original versus the revised version. In a few instances, it was DHCD giving us feedback.

240

00:50:14.760 --> 00:50:27.000

Victoria Petracca, Lancaster Affordable Housing Trust: I think we caught a typo on something, some things like that. So next. To wrap this up, this project, we submit our application to DHCD hopefully.

241

00:50:27.960 --> 00:50:35.190

Victoria Petracca, Lancaster Affordable Housing Trust: It's up to the Select Board, but if it's submitted and they review it,

242

00:50:35.940 --> 00:50:43.020

Victoria Petracca, Lancaster Affordable Housing Trust: we'll probably hear back, I would assume in probably a March timeframe, whether or not we received the preliminary eligibility.

243

00:50:43.710 --> 00:50:56.460

Victoria Petracca, Lancaster Affordable Housing Trust: If we do, we would then move on to our public hearing at the Planning Board as required, because it is a zoning change. It's a zoning overlay. I want to be clear, the underlying zoning will still be in place.

244

00:50:57.690 --> 00:51:05.730

Victoria Petracca, Lancaster Affordable Housing Trust: The Annual Town Meeting vote will occur. Residents ultimately decide on this, as we said in our presentation so

245

00:51:06.840 --> 00:51:12.960

Victoria Petracca, Lancaster Affordable Housing Trust: all of the residents watching, and residents not watching, will have an opportunity to make the final decision.

246

00:51:13.590 --> 00:51:26.340

Victoria Petracca, Lancaster Affordable Housing Trust: And then, if it does pass, if it's adopted, if it's the will of residents, then it will need an Attorney General review and then a final eligibility from DHCD. If all of that happens,

247

00:51:27.810 --> 00:51:35.700

Victoria Petracca, Lancaster Affordable Housing Trust: and that's a tall list, but if all of that happens, then project plans would be submitted, perhaps, you know, as soon as the fall.

248

00:51:36.720 --> 00:51:51.930

Victoria Petracca, Lancaster Affordable Housing Trust: And then, a final slide. A final word on "40R Compliance versus Best Practice". So obviously any project in the 40R district has to comply with the statute, and it has to comply with our bylaw.

249

00:51:52.470 --> 00:52:04.050

Victoria Petracca, Lancaster Affordable Housing Trust: But we at the Housing Trust wanted more. And so that's why there's a Memorandum, for example, with Capital Group. So there were some things that we asked for that go above and beyond, and

250

00:52:04.620 --> 00:52:13.320

Victoria Petracca, Lancaster Affordable Housing Trust: they're really cool for Lancaster, and we want you to know about them. The "rental" units that I spoke of earlier

251

00:52:13.890 --> 00:52:21.090

Victoria Petracca, Lancaster Affordable Housing Trust: were negotiated. This was originally "for sale" units, so we would only get 25 percent affordable

252

00:52:21.630 --> 00:52:29.730

Victoria Petracca, Lancaster Affordable Housing Trust: towards our SHI. To incentivize towns to provide more diversity in their housing typologies, and to offer rental housing,

253

00:52:29.940 --> 00:52:42.870

Victoria Petracca, Lancaster Affordable Housing Trust: the State gives us 100

percent of the units towards our SHI. So it's 75 percent are market rate, 25 percent are affordable, we get 100 percent. That puts us into Safe Harbor much faster.

254

00:52:43.620 --> 00:52:52.590

Victoria Petracca, Lancaster Affordable Housing Trust: So we completely changed the project around with Capital Group. We moved the housing, but what I didn't tell you earlier, is that when it moved the first time,

255

00:52:52.860 --> 00:53:03.000

Victoria Petracca, Lancaster Affordable Housing Trust: it moved into the ACEC into a forested area. We moved it out. It went to JB Hunt. It's went to impervious surface. So a huge

256

00:53:03.660 --> 00:53:21.030

Victoria Petracca, Lancaster Affordable Housing Trust: environmental benefit there. We got units at 60 percent Area Median Income versus the standard 80. So 8 percent of the units, it's like roughly 12 I believe, are coming in at 60 percent. We can help more people that way.

257

00:53:22.350 --> 00:53:36.030

Victoria Petracca, Lancaster Affordable Housing Trust: That's above and beyond what's required in the statute. That's an awesome deal for our Town. That was not, you know, something that the developer had to do. So we're actually thrilled.

258

00:53:37.200 --> 00:53:45.420

Victoria Petracca, Lancaster Affordable Housing Trust: There's trail connectivity to Cook Conservation. We have trail easements. I'm not talking about the Settlement Agreement. This is above and beyond.

259

00:53:45.840 --> 00:53:55.620

Victoria Petracca, Lancaster Affordable Housing Trust: We're likely getting some additional open space, as well. And this one that I want to end on, that I'm thrilled to announce, and I just need a sip of water.

260

00:53:58.980 --> 00:54:04.320

Victoria Petracca, Lancaster Affordable Housing Trust: The Nashua River Watershed Association just announced that it's looking for sites

261

00:54:04.830 --> 00:54:17.640

Victoria Petracca, Lancaster Affordable Housing Trust: for an annual project that it does to restore riparian buffers. And we approached Capital Group and asked about submitting McGovern Brook. So McGovern Brook flows through the 40R district

262

00:54:18.360 --> 00:54:36.750

Victoria Petracca, Lancaster Affordable Housing Trust: and it's been heavily impacted by prior development. One example is the JB Hunt site. So the premise of this project is they come in, they tear out all the invasive species, they plant native species, they clean it up, and they restore it to a proper riparian buffer.

263

00:54:37.920 --> 00:54:43.200

Victoria Petracca, Lancaster Affordable Housing Trust: Capital Group has confirmed that they are on board if we would like to submit McGovern Brook.

264

00:54:43.830 --> 00:54:51.240

Victoria Petracca, Lancaster Affordable Housing Trust: So I don't know about everybody else watching this, but that really made my day. It made my week. It made my month.

265

00:54:51.840 --> 00:54:59.010

Victoria Petracca, Lancaster Affordable Housing Trust: So those are the sorts of things that go above and beyond, and I just wanted to end with that, because the bylaw is strong,

266

00:54:59.760 --> 00:55:10.380

Victoria Petracca, Lancaster Affordable Housing Trust: the MOA is even stronger. And what this is about is best practice, this is about getting Lancaster into compliance with affordable housing

267

00:55:10.650 --> 00:55:19.980

Victoria Petracca, Lancaster Affordable Housing Trust: in whole new ways. In ways that that protect our environment, that bring us financial rewards, that are cutting edge, that go above and beyond.

268

00:55:20.340 --> 00:55:32.340

Victoria Petracca, Lancaster Affordable Housing Trust: So we ask the Select Board to approve this application, to send it on, to get a read from DHCD for a Determination of Preliminary Eligibility.

269

00:55:32.790 --> 00:55:45.780

Victoria Petracca, Lancaster Affordable Housing Trust: And we ask residents to ask questions, to give input. There's still time, you know, this isn't going into effect overnight, and we ask that you be a part of the process. We ask

270

00:55:46.800 --> 00:55:54.870

Victoria Petracca, Lancaster Affordable Housing Trust: just to support the effort. And we want to work together and together with the Planning Board, as well. So that's it. I'll stop. Thank you.

271

00:55:55.950 --> 00:55:57.900

Jason Allison, Select Board Chair: Thank you, Victoria. So

272

00:55:58.980 --> 00:56:02.430

Jason Allison, Select Board Chair: Jeff, procedurally how would you recommend to open it to the public?

273

00:56:04.200 --> 00:56:04.830

Jeff Nutting, Town Administrator: Or you could

274

00:56:06.300 --> 00:56:08.760

Jeff Nutting, Town Administrator: get any feedback from the Board members first.

275

00:56:09.000 --> 00:56:09.870

Jeff Nutting, Town Administrator: It's your call.

276

00:56:10.980 --> 00:56:18.750

Jason Allison, Select Board Chair: That's a good idea. So first, we'll go to the Board. Alix, anything that you would like to ask, either the Affordable Housing Trust, or Karen Chapman from MRPC?

277

00:56:20.880 --> 00:56:26.880

Alexandra Turner, Select Board Member: Sure. First, Victoria, I want to commend you on an excellent presentation.

278

00:56:27.180 --> 00:56:27.870

Alexandra Turner, Select Board Member: It's a very

279

00:56:28.890 --> 00:56:30.210

Alexandra Turner, Select Board Member: complicated

280

00:56:31.770 --> 00:56:35.760

Alexandra Turner, Select Board Member: idea and concept, but I thought you did a great job in breaking it down.

281

00:56:37.740 --> 00:56:44.190

Alexandra Turner, Select Board Member: I, we've had conversations before. I'm a big fan of both the 40R and the 40S laws.

282

00:56:45.990 --> 00:56:47.850

Alexandra Turner, Select Board Member: As they say with anything,

283

00:56:49.620 --> 00:57:00.510

Alexandra Turner, Select Board Member: the devil's in the details. So I was trying to read the application over and go back over it a couple times, and I had hoped to put more time into it. So some of my,

284

00:57:01.470 --> 00:57:08.940

Alexandra Turner, Select Board Member: I have been to some affordable housing meetings, as you know, and read this, but some of my questions are probably going to be pretty elementary.

285

00:57:09.990 --> 00:57:14.520

Alexandra Turner, Select Board Member: My only hope is that there are others that will benefit from my basic questions so

286

00:57:15.660 --> 00:57:16.410

Alexandra Turner, Select Board Member: um.

287

00:57:17.430 --> 00:57:21.720

Alexandra Turner, Select Board Member: So just, I'm trying to follow along with some of the order of your slides.

288

00:57:22.860 --> 00:57:28.830

Alexandra Turner, Select Board Member: You mentioned the new MBTA zoning requirements or suggestions.

289

00:57:30.030 --> 00:57:38.250

Alexandra Turner, Select Board Member: By the way, MMA is doing a training on that next, two weeks from, which i'm looking forward to going to. But how long

290

00:57:39.720 --> 00:57:50.490

Alexandra Turner, Select Board Member: do we have as an MBTA community to identify an MBTA zone? How many years or months or?

291

00:57:50.550 --> 00:57:54.060

Victoria Petracca, Lancaster Affordable Housing Trust: I think it's a couple of years. I think that we need to be compliant in,

292

00:57:55.260 --> 00:58:01.890

Victoria Petracca, Lancaster Affordable Housing Trust: I think, it's 2024. I mean, I would want to double-check that to be 100 percent certain, but that's what I recall.

293

00:58:02.490 --> 00:58:02.790

Alexandra Turner, Select Board Member: Okay.

294

00:58:04.110 --> 00:58:04.290

Karen Chapman, Montachusett Regional Planning Commission: If.

295

00:58:05.310 --> 00:58:13.110

Alexandra Turner, Select Board Member: It just means that we have to identify an area that has that density and allows multi-family housing, right? Right,

296

00:58:13.620 --> 00:58:18.600

Alexandra Turner, Select Board Member: have it passed, have it approved by town meeting, which is a long process.

297

00:58:19.110 --> 00:58:22.110

Victoria Petracca, Lancaster Affordable Housing Trust: Right. That's my understanding. Karen, did you you want to jump in?

298

00:58:22.860 --> 00:58:33.870

Karen Chapman, Montachusett Regional Planning Commission: Yeah. So, if you are a community that would like to apply for this, the grants that are specified the Mass, the MassWorks, the capital funds,

299

00:58:34.410 --> 00:58:49.410

Karen Chapman, Montachusett Regional Planning Commission: and the Housing Choice, if you want to apply for those grants this year, by May 1st of this year, you have to fill out an information form on their website so that you're, you comply. They don't expect you to do all the

300

00:58:49.860 --> 00:58:59.490

Karen Chapman, Montachusett Regional Planning Commission: stuff by the end of this year, but they would like everyone to have to comply by December of 2024.

301

00:59:00.780 --> 00:59:01.170

Alexandra Turner, Select Board Member: Okay.

302

00:59:02.790 --> 00:59:10.350

Alexandra Turner, Select Board Member: And while I'm intrigued by this project, I want to talk about it. I'm assuming that if we do, or don't do

303

00:59:10.800 --> 00:59:25.860

Alexandra Turner, Select Board Member: the area up here in North Lancaster, the area that first popped to mind when I started looking at this MBTA zoning was South Lancaster around the College, in part because it's built, you know, that's sort of the underlying system conditions.

304

00:59:27.480 --> 00:59:33.090

Alexandra Turner, Select Board Member: And I'm assuming that you can have more than one, or you can do more. The more, the more is better in this case? Is that right?

305

00:59:34.140 --> 00:59:50.610

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, you can have more than one 40R district. Absolutely, in fact, if you think that you will be doing some affordable housing on a large scale, then it's a smart idea to have it in place so that you can get the financial benefits and other benefits.

306

00:59:51.630 --> 01:00:13.020

Alexandra Turner, Select Board Member: Okay, so I um, then the parcels that you mentioned, there was, I can't read my own writing, Benters, Steve Harper, North Lancaster 702, that kind of thing, are all, have all those property owners agreed to and happy with and signed on to this 40R concept?

307

01:00:14.280 --> 01:00:25.560

Victoria Petracca, Lancaster Affordable Housing Trust: So they've been notified. We haven't had individual meetings with them. It's an overlay district, so a landowner can still apply under the existing underlying zoning.

308

01:00:26.430 --> 01:00:29.700

Victoria Petracca, Lancaster Affordable Housing Trust: It's not changing their underlying zoning.

309

01:00:30.270 --> 01:00:44.760

Victoria Petracca, Lancaster Affordable Housing Trust: We did, we're not required to

do abutter notification under 40R, but we did as extra outreach, as just really going above and beyond. We did do an abutter notification and a landowner notification, as well, so they certainly are aware of

310

01:00:45.120 --> 01:00:54.480

Victoria Petracca, Lancaster Affordable Housing Trust: what's going on. And we haven't been contacted. We haven't received inquiries about it, but they have the information.

311

01:00:55.200 --> 01:01:01.140

Alexandra Turner, Select Board Member: Well, that's wise, thank you, and good manners. So if we exclude so the people who have

312

01:01:03.720 --> 01:01:06.660

Alexandra Turner, Select Board Member: committed and we'll get to that the,

313

01:01:07.770 --> 01:01:09.930

Alexandra Turner, Select Board Member: it sounds like 702.

314

01:01:11.220 --> 01:01:24.180

Alexandra Turner, Select Board Member: I guess, how many parcels have, well, let me back this up, it is an overlay as you said so, the underlying district and this hinges to me because there's a lot of really attractive elements to this.

315

01:01:25.200 --> 01:01:26.550

Alexandra Turner, Select Board Member: It is on

316

01:01:27.690 --> 01:01:32.670

Alexandra Turner, Select Board Member: Enterprise land that's currently zoned Enterprise. Correct?

317

01:01:33.300 --> 01:01:37.560

Victoria Petracca, Lancaster Affordable Housing Trust: Correct. Well, it's the Enterprise Sub Retail District.

318

01:01:38.100 --> 01:01:38.520

Alexandra Turner, Select Board Member: Right. Okay.

319

01:01:40.050 --> 01:01:51.810

Alexandra Turner, Select Board Member: So, and as you alluded to, it's probably

unlikely that people are going to take down a new Dunkin Donuts or a Mobile or something like that so, the number of housing, that you talked about

320

01:01:53.970 --> 01:01:57.000

Alexandra Turner, Select Board Member: What is it, 1032 or something like that?

321

01:01:57.750 --> 01:02:02.610

Victoria Petracca, Lancaster Affordable Housing Trust: It's a capacity number. A long-term capacity that you could, yeah, but

322

01:02:02.730 --> 01:02:05.220

Victoria Petracca, Lancaster Affordable Housing Trust: whether or not, that will actually ever get built, who knows.

323

01:02:05.820 --> 01:02:15.930

Alexandra Turner, Select Board Member: Right, so your incentive numbers, are they your incentive numbers based on full capacity or are they based on a more realistic build?

324

01:02:17.190 --> 01:02:25.500

Victoria Petracca, Lancaster Affordable Housing Trust: DHCD requires the two calculations, the one that's the quote "realistic" like what you could build

325

01:02:26.760 --> 01:02:37.620

Victoria Petracca, Lancaster Affordable Housing Trust: without taking down a Dunkin Donuts, and then they asked us to, you know, add in that, those extra units and that's what gets you the 1,100 figure.

326

01:02:38.460 --> 01:02:47.400

Alexandra Turner, Select Board Member: So, for example, FC Stars is running a successful business and they're probably not going to want to build right now, who knows what's going to happen, we can never, I've learned to never say never.

327

01:02:49.830 --> 01:03:03.030

Alexandra Turner, Select Board Member: But given the people that you've been talking to, how many housing units you talking and what kind of, the incentives, and I mean it's not a huge reason to support or not support this project, because the incentives are one time.

328

01:03:04.410 --> 01:03:09.240

Alexandra Turner, Select Board Member: One time incentive, correct? It's once the

infrastructure structure is complete?

329

01:03:09.330 --> 01:03:13.770

Victoria Petracca, Lancaster Affordable Housing Trust: Correct. The zoning incentive is a one time payment, yep, and the bonus density is one time.

330

01:03:14.640 --> 01:03:17.940

Alexandra Turner, Select Board Member: Okay, and, and so, given the

331

01:03:18.990 --> 01:03:25.560

Alexandra Turner, Select Board Member: given what we can actually, the people who are actually talking with, what is this the realistic number of units?

332

01:03:26.970 --> 01:03:45.270

Victoria Petracca, Lancaster Affordable Housing Trust: 150 because in terms of the developer, who is you know hungry to do a project, and working with the Affordable Housing Trust, and it's the Capital Group project at 150 multi-family units. There's nothing else

333

01:03:47.220 --> 01:03:51.420

Victoria Petracca, Lancaster Affordable Housing Trust: in the works or even under contemplation.

334

01:03:53.910 --> 01:04:06.450

Alexandra Turner, Select Board Member: Okay, now obviously this land is the most valuable as business or industrially developed land, because you can't put industrial development in other places, but you can put a 40R

335

01:04:06.900 --> 01:04:08.220

Alexandra Turner, Select Board Member: anywhere, where the town deems

336

01:04:08.220 --> 01:04:09.960

Victoria Petracca, Lancaster Affordable Housing Trust: it appropriate.

337

01:04:10.170 --> 01:04:10.500

Alexandra Turner, Select Board Member: Right?

338

01:04:11.670 --> 01:04:13.320

Alexandra Turner, Select Board Member: So what is the incentive?

339

01:04:14.790 --> 01:04:15.540

Alexandra Turner, Select Board Member: I'm sorry, go on.

340

01:04:15.930 --> 01:04:27.090

Victoria Petracca, Lancaster Affordable Housing Trust: I was just going to say I don't know that you can just put it anywhere, where the town wants to, because it has to be approved by DHCD. And DHCD will be looking for very specific attributes

341

01:04:28.740 --> 01:04:44.790

Victoria Petracca, Lancaster Affordable Housing Trust: that I mentioned earlier, so like, no, there are specific requirements for the location. We're in what's called "highly suitable" and "other highly suitable location". One category for 40R is downtown, so like that would be like the College.

342

01:04:46.620 --> 01:04:50.280

Victoria Petracca, Lancaster Affordable Housing Trust: But no, I don't think you can put it anywhere in the Town that you want to.

343

01:04:52.500 --> 01:04:57.480

Alexandra Turner, Select Board Member: So I guess that's the thing, what would restrict it from going like, DCAMM we've talked about.

344

01:04:57.660 --> 01:05:03.000

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, it could. I could absolutely see a 40R district at DCAMM, or at the college.

345

01:05:04.050 --> 01:05:07.920

Victoria Petracca, Lancaster Affordable Housing Trust: This conversion from a former sand and gravel operation.

346

01:05:09.570 --> 01:05:12.660

Victoria Petracca, Lancaster Affordable Housing Trust: These are pretty typical I would say.

347

01:05:14.610 --> 01:05:25.020

Victoria Petracca, Lancaster Affordable Housing Trust: You know, this um, it depends on the community. I mean, if you know, if you look at the other 40R districts, the examples around the State,

348

01:05:26.310 --> 01:05:29.910

Victoria Petracca, Lancaster Affordable Housing Trust: there are a lot of downtown 40Rs, but not exclusively.

349

01:05:34.200 --> 01:05:52.110

Victoria Petracca, Lancaster Affordable Housing Trust: So I mean the location that we're proposing is not, has not been an issue with DHCD. In fact, the site is most likely going to be redeveloped, and so there is, and it's also an area that was identified as a priority development area back...

350

01:05:52.740 --> 01:05:55.110

Alexandra Turner, Select Board Member: I wasn't thinking that it was bad from our perspective.

351

01:05:55.500 --> 01:06:01.650

Alexandra Turner, Select Board Member: I was thinking, if I were Capital Group or any of those other landowners,

352

01:06:02.940 --> 01:06:11.040

Alexandra Turner, Select Board Member: you can't put in, say, a soccer field or a Dunkin Donuts, or any of these higher value assets in the middle of

353

01:06:13.020 --> 01:06:15.990

Alexandra Turner, Select Board Member: South Lancaster right now, you know, like that.

354

01:06:17.460 --> 01:06:36.210

Alexandra Turner, Select Board Member: So for them to want to set back, sacrifice land that they could put someplace else, on less valuable land, why would they do it, and I know that that is part of I guess, gather what you're working on with Jason as far as a Memorandum of Agreement, Memorandum of Understanding.

355

01:06:37.860 --> 01:06:50.070

Alexandra Turner, Select Board Member: Just to see how that is, it sounds like you've struck one and there's, and we're, I look forward to seeing that, that is so that agreement because it just to me, otherwise, why would somebody use an overlay zoning

356

01:06:51.930 --> 01:07:00.390

Alexandra Turner, Select Board Member: unless it wasn't too bad, I mean the Capital Group, bless their heart, and they should be in business to benefit themselves, I have no problem with that. That's business.

357

01:07:03.420 --> 01:07:04.350

Alexandra Turner, Select Board Member: So this

358

01:07:05.670 --> 01:07:13.110

Alexandra Turner, Select Board Member: benefits them, but it also benefits the Town. Arguably, this does not benefit them as much as straight development would.

359

01:07:14.610 --> 01:07:16.080

Alexandra Turner, Select Board Member: Some so there's a,

360

01:07:18.210 --> 01:07:33.150

Alexandra Turner, Select Board Member: there has to be some sort of agreement to make it work. And I know that you've been working hard on that so some, some more meat on those bones, or just understanding how that is would help. Um, I've looked at some of the tapes, but haven't been to any of the meetings actually.

361

01:07:36.150 --> 01:07:42.540

Alexandra Turner, Select Board Member: So if you could talk about that afterwards. The vote for 40R when it gets to town meeting.

362

01:07:43.710 --> 01:07:50.070

Alexandra Turner, Select Board Member: Is that, like a typical zoning, it requires a supermajority, the 66 percent, or is that a simple majority?

363

01:07:50.940 --> 01:07:55.860

Victoria Petracca, Lancaster Affordable Housing Trust: Because it's an affordable housing initiative, it requires a simple majority of 51 percent.

364

01:07:56.760 --> 01:07:57.030

Alexandra Turner, Select Board Member: Okay.

365

01:07:59.640 --> 01:08:11.310

Alexandra Turner, Select Board Member: Um, I am on the, I'm on the Nashua River, as you know, but, and we haven't talked about some of the riparian restoration, and it is exciting. I'm not sure it's,

366

01:08:12.690 --> 01:08:20.700

Alexandra Turner, Select Board Member: it's a ways off. I'm of these people who's very conservative. Hopefully, you know, under promise, over deliver. I would love it if it got chosen.

367

01:08:22.020 --> 01:08:26.190

Alexandra Turner, Select Board Member: There's some other projects going on, too, so we'll push for it but

368

01:08:27.630 --> 01:08:29.850

Alexandra Turner, Select Board Member: don't make your money yet, Victoria,

369

01:08:31.080 --> 01:08:33.660

Alexandra Turner, Select Board Member: until we actually see it, um.

370

01:08:35.610 --> 01:08:43.590

Alexandra Turner, Select Board Member: Let's see, I have other questions, but you know what, let me let other people take a stab at it, and then I'm sure Jason will allow me another shot at it, I hope.

Victoria Petracca, Lancaster Affordable Housing Trust: Thank you, Alix.

371

01:08:44.310 --> 01:08:49.470

Jason Allison, Select Board Chair: Alix, if you want to finish up that would probably be best so we don't have to keep circling around.

372

01:08:50.010 --> 01:08:51.390

Alexandra Turner, Select Board Member: Well, its going to take me a few minutes to.

373

01:08:52.440 --> 01:08:54.630

Alexandra Turner, Select Board Member: collect, read my own writing, collect that, so.

374

01:08:55.170 --> 01:08:56.310

Jason Allison, Select Board Chair: Okay, Jay?

375

01:08:57.450 --> 01:09:00.360

Jason Allison, Select Board Chair: Any questions for Victoria and/or Karen?

376

01:09:01.260 --> 01:09:03.900

Jay Moody, Select Board Clerk: No, I don't have any questions. I've been at all the meetings.

377

01:09:05.370 --> 01:09:14.340

Jay Moody, Select Board Clerk: And it's been a it's been a long process, a lot of hours have gone into this thing, and I know Victoria is putting in a lot more hours than I have,

378

01:09:15.660 --> 01:09:21.120

Jay Moody, Select Board Clerk: digging out all the information, and working with the State and Karen and

379

01:09:22.620 --> 01:09:23.970

Jay Moody, Select Board Clerk: the Boards has

380

01:09:25.710 --> 01:09:30.060

Jay Moody, Select Board Clerk: put a lot of hours in, and it's all, all to me, it's all positive for the Town.

381

01:09:32.730 --> 01:09:40.560

Jason Allison, Select Board Chair: Thank you, Jay. All right, so Victoria, I just want to, I want to be clear on the purpose and the scope of the public hearing tonight.

382

01:09:40.860 --> 01:09:57.810

Jason Allison, Select Board Chair: So it's my understanding that why we're here is the Affordable Housing Trust is seeking support from the Select Board to put forth this proposal to DHCD to get their feedback, and that's all that we are looking for tonight. Is that accurate?

383

01:09:58.530 --> 01:10:04.980

Victoria Petracca, Lancaster Affordable Housing Trust: That's accurate. The submittal must come from the Chief Executive Officer of the Town.

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01:10:05.310 --> 01:10:20.190

Jason Allison, Select Board Chair: Cool. All right, so on that, I just want to make sure and procedurally understand the rest of it. So at some point, this needs to go to town meeting, where I, for me personally, I would like to see the residents vote on it. Right, so

385

01:10:21.240 --> 01:10:26.580

Jason Allison, Select Board Chair: that's, nothing is being decided. No zoning, I mean. I've received 100 emails, right, so that's why I'm going through this.

386

01:10:27.150 --> 01:10:42.510

Jason Allison, Select Board Chair: No zoning changes tonight. The Select Board is not voting on changing anything. This is just do we go to DHCD to get an initial take on this proposal. All right, cool. Thank you. Okay, Alix, did you want to circle back around?

387

01:10:43.170 --> 01:10:45.840

Alexandra Turner, Select Board Member: Yeah, a couple things following back up on what you said, Jason.

388

01:10:48.300 --> 01:10:58.980

Alexandra Turner, Select Board Member: I know, Victoria, you mentioned tweaks. So I, when, when something goes to town meeting, we hope that it is the most polished best, most transparent process

389

01:10:59.580 --> 01:11:09.180

Alexandra Turner, Select Board Member: possible and people know what there is, are the tweaks. So if there is something that we come across that that we say "Oh, we really want to move in a couple parcels" or something substantial.

390

01:11:10.560 --> 01:11:15.480

Alexandra Turner, Select Board Member: Do, can we do that, as you can with some other zoning or do you have to start the process again?

391

01:11:16.350 --> 01:11:26.220

Victoria Petracca, Lancaster Affordable Housing Trust: I don't think we can add a parcel. I think that, you know, what I was referring to was there was one of the comments from the Planning Board I found interesting about

392

01:11:28.080 --> 01:11:30.450

Victoria Petracca, Lancaster Affordable Housing Trust: something about what's called "segmentation" to

393

01:11:31.680 --> 01:11:32.460

Alexandra Turner, Select Board Member: avoid.

394

01:11:33.300 --> 01:11:46.470

Victoria Petracca, Lancaster Affordable Housing Trust: You know, applying the 40R bylaw, you know, that sort of thing. There might be some phrasing that we might want to add, you know, to the bylaw, but it's not, I don't think, it's not what I would consider to be a substantial change.

395

01:11:48.000 --> 01:11:49.680

Alexandra Turner, Select Board Member: Okay, um.

396

01:11:50.700 --> 01:11:53.910

Alexandra Turner, Select Board Member: Is all of this out of the ACEC?

397

01:11:55.770 --> 01:11:58.110

Victoria Petracca, Lancaster Affordable Housing Trust: So that's a good question.

398

01:12:00.090 --> 01:12:02.910

Victoria Petracca, Lancaster Affordable Housing Trust: The housing is out of the ACEC.

399

01:12:04.440 --> 01:12:09.600

Victoria Petracca, Lancaster Affordable Housing Trust: And all of the retail, yes, it is all out of the ACEC.

400

01:12:10.620 --> 01:12:13.110

Victoria Petracca, Lancaster Affordable Housing Trust: And we can pull up the site plan if

401

01:12:13.170 --> 01:12:14.130

Victoria Petracca, Lancaster Affordable Housing Trust: need be.

402

01:12:14.400 --> 01:12:19.350

Alexandra Turner, Select Board Member: I trust you, and I know you know this like the back of your hand, I'm sure you live and breathe. it

403

01:12:20.400 --> 01:12:22.050

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, and the environmental aspects were

404

01:12:22.110 --> 01:12:24.360

Victoria Petracca, Lancaster Affordable Housing Trust: hugely important to the Housing Trust so.

405

01:12:24.780 --> 01:12:35.700

Alexandra Turner, Select Board Member: Yeah, I know, and it sounds like it's much better than it was. What is, so the 150 units. Does that, that is what is

realistically buildable at this point, it sounds like.

406

01:12:36.960 --> 01:12:40.860

Alexandra Turner, Select Board Member: And what does that yield us as far as bonus payments.

407

01:12:42.510 --> 01:12:47.340

Victoria Petracca, Lancaster Affordable Housing Trust: So it's \$450,000. It's \$3,000 per unit.

408

01:12:48.570 --> 01:12:57.870

Victoria Petracca, Lancaster Affordable Housing Trust: And then that's not including the zoning incentive payment of \$600,000. So just the the units as they're built is the \$450,000.

409

01:13:01.200 --> 01:13:10.290

Victoria Petracca, Lancaster Affordable Housing Trust: So if there are other units in the future, it's \$3,000 currently, it's \$3,000 a unit separate from the zoning incentive payment.

410

01:13:11.730 --> 01:13:25.170

Alexandra Turner, Select Board Member: Okay, and you were saying that was payable when the infrastructure was complete. And by infrastructure, you, and I think of infrastructure as roads and pipes, but I think you're thinking of it as the whole project, including the.

411

01:13:25.830 --> 01:13:44.760

Victoria Petracca, Lancaster Affordable Housing Trust: It's the wastewater treatment, it's water. It's also, this is interesting, it's also sidewalks and pedestrian, you know, measures for pedestrian safety. All of those things that make it a master planned, very livable, safe,

412

01:13:46.140 --> 01:13:47.190

Victoria Petracca, Lancaster Affordable Housing Trust: a place where

413

01:13:48.210 --> 01:13:52.500

Victoria Petracca, Lancaster Affordable Housing Trust: we would feel comfortable with children, with elderly people.

414

01:13:54.000 --> 01:13:58.860

Victoria Petracca, Lancaster Affordable Housing Trust: All of that needs to be in

place. Otherwise it's not living up to the 40R requirements.

415

01:13:59.730 --> 01:14:01.260

Victoria Petracca, Lancaster Affordable Housing Trust: And DHCD is very,

416

01:14:01.440 --> 01:14:07.020

Victoria Petracca, Lancaster Affordable Housing Trust: very transparent about that. They've told us. You will not get your zoning incentive payment until those things are in place.

417

01:14:08.310 --> 01:14:10.350

Alexandra Turner, Select Board Member: That's a good safeguard.

418

01:14:10.800 --> 01:14:11.070

Victoria Petracca, Lancaster Affordable Housing Trust: Yep.

419

01:14:13.260 --> 01:14:14.670

Alexandra Turner, Select Board Member: Okay, thank you.

420

01:14:17.550 --> 01:14:29.370

Jason Allison, Select Board Chair: All right, so I will open it up for, since this is a public hearing, for public comment. Please raise your hand and I will recognize you and ask you to state your name and address.

421

01:14:30.090 --> 01:14:46.710

Jason Allison, Select Board Chair: I will do a three minute timer. As long as we don't go too, too long, we can have people speak multiple times. Please ask one question and circle back around if you need. So I will go first. Carol Jackson, please state your name and address.

422

01:14:47.430 --> 01:14:52.140

Carol Jackson, Resident, 40 Farnsworth Way: Hi, thank you. Carol Jackson, 40 Farnsworth Way and I'm speaking as a resident.

423

01:14:53.700 --> 01:14:55.830

Carol Jackson, Resident, 40 Farnsworth Way: I think 40R is great.

424

01:14:57.510 --> 01:15:08.820

Carol Jackson, Resident, 40 Farnsworth Way: But I'm just wondering why this is so large. What's stopping a developer from deciding to come in and and wanting to

threaten that they're going to build 1100 units.

425

01:15:11.490 --> 01:15:12.420

Victoria Petracca, Lancaster Affordable Housing Trust: Can I speak to that?

426

01:15:15.150 --> 01:15:25.950

Victoria Petracca, Lancaster Affordable Housing Trust: Carol, the market is what will prevent them from doing that. If a developer were to come in tomorrow with 1100 units, they would saturate the market. The

427

01:15:27.030 --> 01:15:33.690

Victoria Petracca, Lancaster Affordable Housing Trust: profitability on their pro forma would plummet, and they would not be able to market that.

428

01:15:34.950 --> 01:15:43.380

Victoria Petracca, Lancaster Affordable Housing Trust: I really think it's highly unlikely that anyone is going to come in with 1100 units.

429

01:15:44.700 --> 01:15:45.360

Victoria Petracca, Lancaster Affordable Housing Trust: At least,

430

01:15:47.100 --> 01:15:50.640

Victoria Petracca, Lancaster Affordable Housing Trust: developers that the Housing Trust is in contact with.

431

01:15:50.790 --> 01:15:51.630

Carol Jackson, Resident, 40 Farnsworth Way: We currently have the 600 unit threat.

Victoria Petracca, Lancaster Affordable Housing Trust: Say that again?

432

01:15:56.070 --> 01:16:11.520

Carol Jackson, Resident, 40 Farnsworth Way: We currently have the 600 unit 40B threat, and that's why I ask this because this is going to be a by right, and it's going to be open to whoever if we do approve a 40R district that large for 1100 units.

433

01:16:12.180 --> 01:16:17.820

Victoria Petracca, Lancaster Affordable Housing Trust: So the 600 unit 40B is phased over time.

434

01:16:19.380 --> 01:16:24.630

Victoria Petracca, Lancaster Affordable Housing Trust: It's in segments of 200 units.

435

01:16:25.980 --> 01:16:35.400

Victoria Petracca, Lancaster Affordable Housing Trust: So, or actually, it's like 190-something I think, but it's phased over time. It's not 600 units in one fell swoop.

436

01:16:38.310 --> 01:16:41.310

Carol Jackson, Resident, 40 Farnsworth Way: Yeah, but everybody's up in arms about the 600 units.

437

01:16:41.370 --> 01:16:55.470

Carol Jackson, Resident, 40 Farnsworth Way: And that's the scary part is that the applications is for 674 units which just the 74 units above the 600 for this, for the school class, if you go one child

438

01:16:56.790 --> 01:17:00.870

Carol Jackson, Resident, 40 Farnsworth Way: per unit is \$1,036,000

439

01:17:02.100 --> 01:17:07.320

Carol Jackson, Resident, 40 Farnsworth Way: per year and that, that just kind of blows out the bonus

440

01:17:08.040 --> 01:17:23.880

Carol Jackson, Resident, 40 Farnsworth Way: and everything. So it's just, it seems like a rather large. I think 40R is a great idea, and I know you guys worked really hard on this, and it's a wonderful thing, but I think it opens up a whole can of worms being this large.

Jason Allison, Select Board Chair: Thank you, Carol.

441

01:17:24.690 --> 01:17:39.870

Victoria Petracca, Lancaster Affordable Housing Trust: Carol, this is my comment on the 40R and the school budget mitigation under 40S. That's why the state created the companion program is that if there is a substantial increase like the one you're describing, 40S

442

01:17:40.950 --> 01:17:48.810

Victoria Petracca, Lancaster Affordable Housing Trust: is meant to kick in at that point. Now again, you know, it needs to be unpacked and looked at more closely, but

that,

443

01:17:49.980 --> 01:17:52.77t

Victoria Petracca, Lancaster Affordable Housing Trust: that is why the 40S program is there.

444

01:17:53.490 --> 01:17:58.290

Jason Allison, Select Board Chair: Thank you, Victoria. I'll recognize Cara Sanford. Cara Sanford, state your name and address.

445

01:18:00.270 --> 01:18:16.290

Cara Sanford, Resident, 350 Bull Hill Road: So Cara Sanford, 350 Bull Hill Road. I'm definitely expressing an opinion here. It's not going to agree with many. I want to give people the context that this is one project with two parts, sharing the same water and infrastructure and wastewater.

446

01:18:18.450 --> 01:18:33.390

Cara Sanford, Resident, 350 Bull Hill Road: One doesn't happen without the other. So I realize this is a public comment. I do have a written letter which I'll submit. I understand the public comments are transcripts of spoken comments, are included in the application to MassHousing.

447

01:18:34.770 --> 01:18:46.500

Cara Sanford, Resident, 350 Bull Hill Road: If this 40R were independent, I would be supporting it. There are limited reasons why MassHousing can deny a 40R application, as I understand from reading the legislation.

448

01:18:46.950 --> 01:18:57.630

Cara Sanford, Resident, 350 Bull Hill Road: One of them is if it is not possible to adequately mitigate significant adverse project impacts on nearby properties, by means of suitable conditions.

449

01:18:58.320 --> 01:19:08.880

Cara Sanford, Resident, 350 Bull Hill Road: Because this development team has linked this 40R project to favorable commercial zoning on approximately 135

450

01:19:09.480 --> 01:19:19.830

Cara Sanford, Resident, 350 Bull Hill Road: directly abutting and contiguous acres and provided a specific concept plan that outlines a 2.4 million square foot, 24 hour

451

01:19:20.190 --> 01:19:27.570

Cara Sanford, Resident, 350 Bull Hill Road: massive trucking distribution center, there is no possible way that this 40R project can be adequately mitigated.

452

01:19:28.200 --> 01:19:38.010

Cara Sanford, Resident, 350 Bull Hill Road: These 135 acres are currently zoned residential and are right up against a long standing and quiet Lancaster neighborhood. Going to an earlier comment,

453

01:19:38.880 --> 01:19:48.330

Cara Sanford, Resident, 350 Bull Hill Road: this 40R moves the housing, the 40B, to Lunenburg Road and gives them a 24 hour trucking distribution center in its stead.

454

01:19:49.260 --> 01:20:00.960

Cara Sanford, Resident, 350 Bull Hill Road: It's my opinion that the development team has manipulated the intent and process of 40R smart zoning in a rather cynical way. If MassHousing

455

01:20:01.860 --> 01:20:12.150

Cara Sanford, Resident, 350 Bull Hill Road: approves this application and the Lancaster citizens vote for the commercial overlay zoning, then this 40R project, in my opinion, has directly aided

456

01:20:12.570 --> 01:20:28.110

Cara Sanford, Resident, 350 Bull Hill Road: this development team in realizing it's 2.4 million square foot trucking distribution center. This project is already under MEPA. The first iteration of the product was denied by MEPA in February 2020.

457

01:20:29.160 --> 01:20:41.220

Cara Sanford, Resident, 350 Bull Hill Road: I believe that this development team is likely to use the leverage if the zoning vote is favorable with the MEPA folks to press for maximum build out in the ACEC,

458

01:20:41.670 --> 01:20:52.950

Cara Sanford, Resident, 350 Bull Hill Road: stating that it is building affordable housing for the Commonwealth. It is a win for the developer if this happens. To many of us locals, it's a devastating loss. Thank you.

459

01:20:53.850 --> 01:20:54.450

Jason Allison, Select Board Chair: Thank you, Cara.

460

01:20:54.660 --> 01:20:56.100

Cara Sanford, Resident, 350 Bull Hill Road: I have 11 seconds left.

461

01:20:56.610 --> 01:21:01.800

Jason Allison, Select Board Chair: Well done, well done. All right, I'd like to recognize Russ Williston. Russ Williston, please state your name and address.

462

01:21:03.480 --> 01:21:18.060

Russ Williston, Resident, 4 Highfield Drive: Russ Williston, 4 Highfield Drive. Thank you. Yeah, my question is about traffic and so just to give the Selectmen some, just a quick overview of how we handle traffic in a site plan review now. If

463

01:21:19.650 --> 01:21:22.440

Russ Williston, Resident, 4 Highfield Drive: there were a few criteria that, let us do a traffic study.

464

01:21:24.330 --> 01:21:36.510

Russ Williston, Resident, 4 Highfield Drive: Including a, if a project has more than 30 parking spots and a couple other things, and in that traffic study we're supposed to evaluate if the project would impact

465

01:21:37.980 --> 01:21:47.550

Russ Williston, Resident, 4 Highfield Drive: intersections in the area in such a way that the service level would drop below a B on a national standard. It's not something we made up.

466

01:21:48.540 --> 01:21:53.790

Russ Williston, Resident, 4 Highfield Drive: And I think it's below a B, or if it's already a D, not worse than the D.

467

01:21:54.630 --> 01:22:06.510

Russ Williston, Resident, 4 Highfield Drive: And so that the site plan review that is in the 40R bylaw that I read seemed to mimic a lot of things we do, but it completely stripped out that section about the traffic study.

468

01:22:07.260 --> 01:22:28.080

Russ Williston, Resident, 4 Highfield Drive: And I know, there was a slide about that in the presentation and it referenced, it was a five in parentheses, and I was wondering if we could just get some more detail about what allows in this new site plan review process a traffic study and what standards, it would apply.

469

01:22:29.550 --> 01:22:31.620

Jason Allison, Select Board Chair: Thank you, Russ. So Victoria did you want to answer that?

470

01:22:32.130 --> 01:22:34.260

Victoria Petracca, Lancaster Affordable Housing Trust: Sure, just very briefly, it's

471

01:22:34.290 --> 01:22:35.910

Victoria Petracca, Lancaster Affordable Housing Trust: in the peer review

472

01:22:36.660 --> 01:22:45.180

Victoria Petracca, Lancaster Affordable Housing Trust: section of the bylaw. And it's basically the Plan Approval Authority that has the

473

01:22:47.070 --> 01:22:50.490

Victoria Petracca, Lancaster Affordable Housing Trust: jurisdiction. If they would like to do the

474

01:22:52.020 --> 01:22:54.120

Victoria Petracca, Lancaster Affordable Housing Trust: traffic review,

475

01:22:55.170 --> 01:22:59.100

Victoria Petracca, Lancaster Affordable Housing Trust: they can. It's written in that they can do, basically, there are

476

01:23:00.180 --> 01:23:02.310

Victoria Petracca, Lancaster Affordable Housing Trust: a number of things listed

477

01:23:03.780 --> 01:23:05.490

Victoria Petracca, Lancaster Affordable Housing Trust: for review, and it says

478

01:23:06.600 --> 01:23:23.280

Victoria Petracca, Lancaster Affordable Housing Trust: "including but not limited to", and then it gives these examples, and engineer review is one of them. So traffic engineers, for instance, could come under that. I should mention, too, that the the Plan Approval Authority can write its own,

479

01:23:25.110 --> 01:23:33.810

Victoria Petracca, Lancaster Affordable Housing Trust: once it's formed, its own rules for project review, so if they wanted to make that, you know, something that

mirrors the Planning Board's

480

01:23:34.830 --> 01:23:40.020

Victoria Petracca, Lancaster Affordable Housing Trust: process which you just described, Russ, that's within their purview if they would like to do that.

481

01:23:41.490 --> 01:23:42.300

Jason Allison, Select Board Chair: Thank you, Victoria.

482

01:23:43.320 --> 01:23:48.240

Jason Allison, Select Board Chair: All right, next, I would like to recognize Martha Moore. Martha Moore, please state your name and address.

483

01:23:50.280 --> 01:23:54.120

Martha Moore, Resident, 131 Center Bridge Road: Martha Moore, 131 Center Bridge Road in Lancaster.

484

01:23:56.370 --> 01:24:18.210

Martha Moore, Resident, 131 Center Bridge Road: I would like just a yes and no kind of answer just for clarity sake. Does the 40R development, the housing pieces, share the access road that also brings in trucks to the warehouse, and does it also share the wastewater treatment facility?

485

01:24:19.980 --> 01:24:38.520

Victoria Petracca, Lancaster Affordable Housing Trust: It has its own entrance and exit at the end of the site so folks can come and go without using McGovern Boulevard. You could also use McGovern Boulevard if you wanted to but, but you could never use it if you wanted to, because it has independent

486

01:24:39.990 --> 01:24:41.280

Victoria Petracca, Lancaster Affordable Housing Trust: access at the

487

01:24:43.140 --> 01:24:46.140

Victoria Petracca, Lancaster Affordable Housing Trust: end of the site where JB Hunt is currently located.

488

01:24:47.880 --> 01:24:57.480

Victoria Petracca, Lancaster Affordable Housing Trust: So, and the wastewater treatment is scaled for the entire development,

489

01:24:58.590 --> 01:25:05.760

Victoria Petracca, Lancaster Affordable Housing Trust: including additional development on non-702 parcels. It's

490

01:25:07.320 --> 01:25:16.890

Victoria Petracca, Lancaster Affordable Housing Trust: you know, the report is. They haven't submitted the design for it yet, but the engineering report that received DEP approval,

491

01:25:18.030 --> 01:25:24.000

Victoria Petracca, Lancaster Affordable Housing Trust: it's large. The gallons per day are large and well in excess of what the

492

01:25:25.740 --> 01:25:32.040

Victoria Petracca, Lancaster Affordable Housing Trust: 150 housing units need. We have the bedroom count on that, and it greatly exceeds that.

493

01:25:33.840 --> 01:25:39.090

Martha Moore, Resident, 131 Center Bridge Road: Yeah, so the housing units which are 150 units, plus the 10 warehouses.

494

01:25:40.140 --> 01:25:43.380

Martha Moore, Resident, 131 Center Bridge Road: The wastewater treatment will take care of all of that.

495

01:25:46.290 --> 01:25:52.410

Victoria Petracca, Lancaster Affordable Housing Trust: So I can't speak to the industrial development, but it certainly takes care of the

496

01:25:53.610 --> 01:25:56.580

Victoria Petracca, Lancaster Affordable Housing Trust: 40R district.

497

01:25:58.380 --> 01:26:01.170

Victoria Petracca, Lancaster Affordable Housing Trust: I think that's a question for Capital Group.

498

01:26:01.350 --> 01:26:02.370

Jason Allison, Select Board Chair: Yeah, yeah Martha,

499

01:26:03.210 --> 01:26:04.500

Victoria Petracca, Lancaster Affordable Housing Trust: that other stuff is out of scope

500

01:26:04.920 --> 01:26:05.610

Jason Allison, Select Board Chair: of this 40R.

501

01:26:08.460 --> 01:26:08.850

Martha Moore, Resident, 131 Center Bridge Road: Okay.

502

01:26:10.410 --> 01:26:15.540

Martha Moore, Resident, 131 Center Bridge Road: All right, and Victoria, that was a great presentation. We appreciated the clarity and you, as well, Karen.

503

01:26:17.010 --> 01:26:17.700

Victoria Petracca, Lancaster Affordable Housing Trust: Thank you, Martha.

504

01:26:18.390 --> 01:26:23.190

Jason Allison, Select Board Chair: All right, next I'd like to recognize Steve Kerrigan. Steve Kerrigan, please state your name and address.

505

01:26:27.060 --> 01:26:39.030

Steve Kerrigan, Resident, 267 Neck Road: Thank you, Mr. Chairman. Steve Kerrigan, 267 Neck Road. I just wanted to, and Martha stole the purpose for my comment. I submitted comments to the Board, so I will take far less than my three minutes but

506

01:26:39.450 --> 01:26:47.340

Steve Kerrigan, Resident, 267 Neck Road: I did want to take a moment just to thank Victoria, Karen, and everybody who's worked really, really hard on this issue. This is

507

01:26:47.700 --> 01:26:55.350

Steve Kerrigan, Resident, 267 Neck Road: as we're we're seeing, not just in this meeting, but in all the meetings that have led up to this, the complexity around this and the focus that

508

01:26:56.250 --> 01:27:05.340

Steve Kerrigan, Resident, 267 Neck Road: this group of volunteers, many, have put on coming to a solution that is beneficial for the Town and will help

509

01:27:06.300 --> 01:27:16.590

Steve Kerrigan, Resident, 267 Neck Road: us, not just in one moment, but plan for the Town in the long run, I think is commendable. And I'm grateful to the Board for conducting this hearing. And I hope

510

01:27:16.860 --> 01:27:26.670

Steve Kerrigan, Resident, 267 Neck Road: I share the Chairman's interest in seeing that the townspeople get a chance to vote on this. And so I just want to add my voice of thanks to those who have done so much for this process. Thank you.

511

01:27:27.480 --> 01:27:27.720

Jason Allison, Select Board Chair: Thank you, Steve.

512

01:27:28.800 --> 01:27:33.960

Jason Allison, Select Board Chair: All right, and next I'd like to recognize Justin Smith. Justin Smith, please state your name and address.

513

01:27:35.370 --> 01:27:41.460

Justin Smith, Resident, 4 Turner Lane: Hi there, thank you. Yes, my name is Justin Smith. I'm at 4 Turner lane in Lancaster.

514

01:27:42.030 --> 01:27:50.220

Justin Smith, Resident, 4 Turner Lane: And I would also like to thank all of the Select Board Members and other board and committee members that have put so much work into this thus far.

515

01:27:50.880 --> 01:27:57.000

Justin Smith, Resident, 4 Turner Lane: And all of the citizens who have been paying attention and being involved in this process. So

516

01:27:57.900 --> 01:28:08.520

Justin Smith, Resident, 4 Turner Lane: in what I wanted to say was that in, excuse me in 2017, the Lancaster Select Board signed an agreement with North Lancaster LLC and 702 LLC to exchange land.

517

01:28:09.060 --> 01:28:22.320

Justin Smith, Resident, 4 Turner Lane: The Town would get 86 acres of conservation land and North Lancaster LLC and 702 LLC would obtain parcels of land that would enable them to develop contiguous sites in North Lancaster.

518

01:28:23.310 --> 01:28:34.260

Justin Smith, Resident, 4 Turner Lane: North Lancaster LLC and 702 LLC received

their agreed parcels, but they did not transfer their agreed parcel to the Town and the land agreement expired on October 18th, 2021 and

519

01:28:34.590 --> 01:28:48.360

Justin Smith, Resident, 4 Turner Lane: in a letter from the Capital Group representing both North Lancaster LLC and 702 LLC, they alleged that the Agreement expired due to errors by Town of Lancaster representatives who they say missed multiple deadlines.

520

01:28:49.140 --> 01:28:56.880

Justin Smith, Resident, 4 Turner Lane: At a self sponsored forum in December 2021 Capital Group stated the land agreement was tied to the Town approving their land permits.

521

01:28:57.390 --> 01:29:08.430

Justin Smith, Resident, 4 Turner Lane: This agreement, however, contains no language regarding permits for development being guaranteed, nor could it, permits are approved by elected and appointed boards and commissions according to state and local bylaws.

522

01:29:09.120 --> 01:29:20.640

Justin Smith, Resident, 4 Turner Lane: Residents who are interested to learn more about this land agreement can go to the website of Sterling Lancaster Community TV and view the September 20th, 2017 Select Board meeting that's posted there.

523

01:29:21.360 --> 01:29:31.020

Justin Smith, Resident, 4 Turner Lane: Residents of Lancaster deserve to know the truth about why the North Lancaster land agreement was not executed and why the Town was denied 86 acres of promised conservation land

524

01:29:31.500 --> 01:29:39.480

Justin Smith, Resident, 4 Turner Lane: by 207 LLC and North Lancaster, excuse me, LLC, the prospective partners in this 40R.

525

01:29:40.290 --> 01:29:46.980

Justin Smith, Resident, 4 Turner Lane: These partners are now demanding a massive zoning change to rezone 150 acres of Residential land to Enterprise use

526

01:29:47.340 --> 01:29:55.740

Justin Smith, Resident, 4 Turner Lane: so that they can build 2.4 million square feet of warehouses, including a 1.4 million square foot mega warehouse with no identified tenant.

527

01:29:56.430 --> 01:30:02.070

Justin Smith, Resident, 4 Turner Lane: And they have tied the development of the proposed 40R district to the approval of the zoning change.

528

01:30:02.580 --> 01:30:11.520

Justin Smith, Resident, 4 Turner Lane: Residents need to know exactly why the previous land deal involving the Capital Group failed. Why should we undertake any further business deals with a partner who failed to transfer land to the Town

529

01:30:11.880 --> 01:30:22.500

Justin Smith, Resident, 4 Turner Lane: under a previous legal agreement. And without understanding what happened with the previous agreement, how can residents have confidence that any Memorandum of Agreement will be upheld by this developer?

530

01:30:22.890 --> 01:30:37.770

Justin Smith, Resident, 4 Turner Lane: The Town should take no further action on the 40R district or rezoning in North Lancaster until the failure of the 702 LLC and North Lancaster LLC to complete the land agreement, it's investigated fully and explained to the residents. Lancaster residents need to be

531

01:30:38.130 --> 01:30:39.330

Jason Allison, Select Board Chair: Please finish up, Justin.

532

01:30:39.330 --> 01:30:40.290

Justin Smith, Resident, 4 Turner Lane: able to trust our business relationships

533

01:30:41.730 --> 01:30:49.560

Justin Smith, Resident, 4 Turner Lane: and other legal obligations. If past behavior is predictive, we have reason to be concerned about this partnership. Thank you for letting me go a little bit over time. I appreciate it.

534

01:30:50.190 --> 01:30:57.420

Jason Allison, Select Board Chair: No worries. Thank you, Justin. All right, next I'd like to recognize Rob Zidek. Rob Zidek, please state your name and address.

535

01:30:58.740 --> 01:31:06.240

Rob Zidek, Resident, 103 Kaleva Road: Thank you, Mr. Chairman. Rob Zidek, 103 Kaleva Road, speaking as a private citizen of Lancaster, Massachusetts.

536

01:31:07.110 --> 01:31:10.860

Rob Zidek, Resident, 103 Kaleva Road: The principal problem with this 40R District Application for Determination

537

01:31:11.760 --> 01:31:22.650

Rob Zidek, Resident, 103 Kaleva Road: of Preliminary Eligibility is that it on its own, it misleads, and in my opinion, at least up to this point unintentionally, misleads the reviewers. The reviewers include DHCD,

538

01:31:23.040 --> 01:31:33.750

Rob Zidek, Resident, 103 Kaleva Road: and in the future, MEPA and includes all of us. What makes it misleading is the manner in which it misrepresents the neighborhood in which our future fellow residents would live, play, and raise their families.

539

01:31:34.440 --> 01:31:43.380

Rob Zidek, Resident, 103 Kaleva Road: Because the development of this 40R district is only possible if it is concurrent with the development of an adjacent rezoned district,

540

01:31:44.130 --> 01:31:52.560

Rob Zidek, Resident, 103 Kaleva Road: the union of both contiguous districts must be evaluated, especially from the viewpoint of our new neighbors, as a single development effort.

541

01:31:53.130 --> 01:32:00.840

Rob Zidek, Resident, 103 Kaleva Road: To assess only the aspects of the stand-alone 40R district without any regard to the large, busy 24 hours road-sharing

542

01:32:01.140 --> 01:32:08.850

Rob Zidek, Resident, 103 Kaleva Road: industrial complex co-located with it would be as foolhardy as looking only to the right before crossing a busy two-way street.

543

01:32:09.750 --> 01:32:18.780

Rob Zidek, Resident, 103 Kaleva Road: In fact, if we were to submit this SGOD as one that included this entire area, which was suggested from the developer early last year, it would be soundly rejected.

544

01:32:19.290 --> 01:32:28.590

Rob Zidek, Resident, 103 Kaleva Road: The minimum residential square footage would fail by a long shot. So the only way to meet this minimum was to split off the easterly portion of the area, call it the SGOD.

545

01:32:29.040 --> 01:32:45.210

Rob Zidek, Resident, 103 Kaleva Road: Put this SGOD onto a town meeting ballot, put the rezoning of the adjacent district on a separate ballot, and construct a binding enforceable agreement, such that the Town of Lancaster only receives future landowner 40R support if both ballots pass.

546

01:32:47.220 --> 01:32:54.510

Rob Zidek, Resident, 103 Kaleva Road: The presumed rationale behind this strict minimum residential square footage is present in an environmental, an obvious environmental justice.

547

01:32:54.870 --> 01:33:07.830

Rob Zidek, Resident, 103 Kaleva Road: This occurs when minority or low income residents are close by, or, as in this case co-located with industries that subject these residents to unduly adverse noise pollutants, including those from vehicles and safety risk.

548

01:33:08.280 --> 01:33:15.990

Rob Zidek, Resident, 103 Kaleva Road: Environmental Justice is such a hot item today at all levels, local, state, and federal, that we must find a way to address it in all of our reviews.

549

01:33:16.440 --> 01:33:25.590

Rob Zidek, Resident, 103 Kaleva Road: In plain words, the policy prohibits towns and developers from sticking their minority and low-income residents into places people do not want to live.

550

01:33:26.160 --> 01:33:31.860

Rob Zidek, Resident, 103 Kaleva Road: Every Lancaster resident, now and in the future, deserves every benefit we list "In the Town We Want."

551

01:33:32.730 --> 01:33:45.900

Rob Zidek, Resident, 103 Kaleva Road: The people who would move into this 40R district or the alleged alternative 40B would get almost none of them. The highest concentration of low-income residents in Lancaster would be isolated in perhaps the worst place in town.

552

01:33:49.440 --> 01:33:50.460

Rob Zidek, Resident, 103 Kaleva Road: If

553

01:33:51.570 --> 01:33:52.800

Rob Zidek, Resident, 103 Kaleva Road: I'm sorry, I lost my place.

554

01:33:56.280 --> 01:34:06.000

Rob Zidek, Resident, 103 Kaleva Road: by initiating this 40R project and by legally binding its development to occur in the midst of this massive industrial complex, we, the Town of Lancaster,

555

01:34:06.420 --> 01:34:12.750

Rob Zidek, Resident, 103 Kaleva Road: are in effect manufacturing the very Environmental Justice for which these policies have been enacted.

Jason Allison, Select Board Chair: Please finish up.

556

01:34:14.310 --> 01:34:17.460

Rob Zidek, Resident, 103 Kaleva Road: OK, I can continue later. I've got about another minute.

557

01:34:18.360 --> 01:34:25.350

Jason Allison, Select Board Chair: Okay, thank you. I'd like to recognize Russ Wilson. Russ Williston, you've already stated your address, so you're good.

558

01:34:25.980 --> 01:34:27.150

Russ Williston, Resident, 4 Highfield Drive: Okay, yes.

559

01:34:27.210 --> 01:34:34.320

Russ Williston, Resident, 4 Highfield Drive: No, thank you for clarifying the traffic. I went and looked at that section 5, Victoria. And that's, that peer review section, it just authorizes the

560

01:34:35.730 --> 01:34:50.880

Russ Williston, Resident, 4 Highfield Drive: PAA to collect fees for any engineers that they use, and it doesn't really specify any traffic standards. So I would just ask the Selectmen to require, if you do move this forward, just require that this bylaw include

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01:34:51.540 --> 01:34:59.130

Russ Williston, Resident, 4 Highfield Drive: the same traffic impact assessment standards, and the traffic impact standards that we have. It's 220-38.2 in our bylaws.

562

01:35:02.400 --> 01:35:08.820

Russ Williston, Resident, 4 Highfield Drive: It should just be the same because this is a, this is an area that I think everyone's already worried about traffic.

563

01:35:09.180 --> 01:35:21.270

Russ Williston, Resident, 4 Highfield Drive: I know the traffic study revealed in a lot of the local intersections a lot of d's and f's when it evaluated the traffic impact and so that should be included. It wouldn't be something you wanted to leave to a

564

01:35:22.380 --> 01:35:28.020

Russ Williston, Resident, 4 Highfield Drive: committee to draft new bylaws for. It should be the same thing we use around town. So just require that.

565

01:35:28.620 --> 01:35:38.880

Russ Williston, Resident, 4 Highfield Drive: And I just want to say I'm just a little concerned about the size of the district in general. It was mentioned before, and the number of units it allows by right. I just, I looked on the

566

01:35:40.320 --> 01:35:51.240

Russ Williston, Resident, 4 Highfield Drive: the state site that lists all the 40R districts in the state, and there are 51 of these districts in the state that, at least on the list that I was looking at.

567

01:35:51.930 --> 01:36:11.490

Russ Williston, Resident, 4 Highfield Drive: And this one would be the sixth largest by acreage and in terms of future zoned units, it would be the third largest, I believe. And the two towns above us are, they're not towns, they're cities. Brockton and Lawrence have larger 40R districts by future zoned units and

568

01:36:12.810 --> 01:36:21.600

Russ Williston, Resident, 4 Highfield Drive: that, that 1139 unit number, the future zoned unit number, I don't think is all that unrealistic. I mean, its,

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01:36:22.440 --> 01:36:34.380

Russ Williston, Resident, 4 Highfield Drive: a lot of the 40R districts were obviously centered on, in the state, were centered on areas that need to be redeveloped and this one is centered on a lot of land that's open and even some of the land that was listed as

570

01:36:35.490 --> 01:36:36.810

Russ Williston, Resident, 4 Highfield Drive: substantially developed,

571

01:36:38.040 --> 01:36:48.840

Russ Williston, Resident, 4 Highfield Drive: one part is the soccer field, I think Alix mentioned that, and that would allow 377 units by right if someone were to, to redevelop it and that doesn't seem too far fetched for me.

572

01:36:49.470 --> 01:36:56.700

Russ Williston, Resident, 4 Highfield Drive: So I'm a little concerned about the size of the district, and I wish it were a bit smaller. But those are the two things I'd like to see.

573

01:36:58.470 --> 01:37:10.140

Russ Williston, Resident, 4 Highfield Drive: Inclusion of the traffic impact standards that we use for the rest of the town projects and just as a second look at the size of this district, and to see if that's a good idea, because I think as Carol mentioned,

574

01:37:10.860 --> 01:37:19.560

Russ Williston, Resident, 4 Highfield Drive: it's a situation where the landowner or the future landowner for a lot of these parcels is already threatening us with 600

575

01:37:20.940 --> 01:37:26.520

Russ Williston, Resident, 4 Highfield Drive: units and we don't want to hand them the next hammer to shake at us. All right, thank you.

576

01:37:27.660 --> 01:37:33.600

Jason Allison, Select Board Chair: Thank you, Russ. All right, I'd like to recognize Mark Grasso. Mark Grasso, please state your name and address.

577

01:37:34.410 --> 01:37:38.400

Mark Grasso, Resident, 64 Chace Hill Road: Yes, Mr. Chairman. Thank you. Mark Grasso, Chace Hill Road. Mr. Chairman, if you'll allow I

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01:37:38.640 --> 01:37:44.460

Mark Grasso, Resident, 64 Chace Hill Road: have a direct question for Victoria, and I'm happy that her answer will come out of my three minute window.

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01:37:45.600 --> 01:37:55.140

Mark Grasso, Resident, 64 Chace Hill Road: As it relates to tenants of this prospective 40R district, the end user, I understand that in a 40B environment that, you could have answered this and I missed it,

580

01:37:55.860 --> 01:38:02.700

Mark Grasso, Resident, 64 Chace Hill Road: that it is tied to a certain percentage of Area Median Income. I know the Affordable Housing Trust had had negotiations with the Capital Group

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01:38:03.060 --> 01:38:15.690

Mark Grasso, Resident, 64 Chace Hill Road: regarding expanding that definition to be a little bit more income inclusive for the end user, the tenant. Is there, was that finalized in and help me understand how many units would, would qualify

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01:38:18.240 --> 01:38:19.740

Mark Grasso, Resident, 64 Chace Hill Road: as currently proposed?

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01:38:21.510 --> 01:38:27.870

Victoria Petracca, Lancaster Affordable Housing Trust: So yes, it was finalized and 25 percent of the units

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01:38:29.520 --> 01:38:33.810

Victoria Petracca, Lancaster Affordable Housing Trust: must be deed-restricted affordable and of the

585

01:38:34.950 --> 01:38:38.850

Victoria Petracca, Lancaster Affordable Housing Trust: total units in the project, 8 percent are at

586

01:38:39.870 --> 01:38:45.540

Victoria Petracca, Lancaster Affordable Housing Trust: 60 percent AMI, which is above and beyond what the Statute requires. So

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01:38:46.680 --> 01:38:52.920

Victoria Petracca, Lancaster Affordable Housing Trust: the statute requires for rental projects 25 percent of units at 80 percent AMI.

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01:38:55.050 --> 01:38:59.910

Victoria Petracca, Lancaster Affordable Housing Trust: The total number of deed-restricted affordable units in the project is 38.

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01:39:01.170 --> 01:39:03.540

Victoria Petracca, Lancaster Affordable Housing Trust: of which 12 are

590

01:39:04.680 --> 01:39:15.000

Victoria Petracca, Lancaster Affordable Housing Trust: capped at 60 percent AMI and the remainder 26 units are capped at the 80 percent AMI.

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01:39:15.270 --> 01:39:24.810

Mark Grasso, Resident, 64 Chace Hill Road: And that was the result of negotiation between the Affordable Housing Trust and the prospective developer about expanding what was required down to 60 percent of Area Median Income. So with that in mind

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01:39:25.380 --> 01:39:31.290

Mark Grasso, Resident, 64 Chace Hill Road: Mr. Chairman, and to the Members of the Board, I just wish to express my strong support of this 40R

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01:39:32.220 --> 01:39:41.910

Mark Grasso, Resident, 64 Chace Hill Road: initiative. Victoria and I have known each other for a number of years, and we often found ourselves on opposite sides of a number of issues, but on this, I think we stand united in that this is an

594

01:39:43.320 --> 01:39:51.330

Mark Grasso, Resident, 64 Chace Hill Road: undoubtedly important and beneficial program for the community, at least in the way I see it. I will disagree with the previous speaker.

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01:39:52.230 --> 01:40:07.890

Mark Grasso, Resident, 64 Chace Hill Road: I believe that this process, especially the concession down to 60 percent Area Median Income is probably one of the most inclusive steps this community has made towards diversifying the economic opportunities or excuse me, diversifying the

596

01:40:09.060 --> 01:40:13.830

Mark Grasso, Resident, 64 Chace Hill Road: economic diversity that our community has. So I appreciate, Victoria, what you've done.

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01:40:14.370 --> 01:40:26.760

Mark Grasso, Resident, 64 Chace Hill Road: I would also counter that the 40R including various other retail and other end users could make this some of the most attractive real estate in town. So I would, I just, I guess I don't accept that this is going to be

598

01:40:28.200 --> 01:40:35.850

Mark Grasso, Resident, 64 Chace Hill Road: worse, as was noted. I suspect it might be some of the best live, work and play. I see the phone, Mr. Chairman. Thank you so much.

599

01:40:37.350 --> 01:40:39.840

Jason Allison, Select Board Chair: Thank you, Mark. All right, I see

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01:40:41.550 --> 01:40:45.930

Jason Allison, Select Board Chair: one more hand. Rob Zidek, you've already stated your address. Feel free to go ahead.

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01:40:48.450 --> 01:40:48.870

Rob Zidek, Resident, 103 Kaleva Road: Okay.

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01:40:50.190 --> 01:40:50.910

Rob Zidek, Resident, 103 Kaleva Road: Thank you.

603

01:40:52.230 --> 01:40:54.780

Rob Zidek, Resident, 103 Kaleva Road: Obviously, I disagree with the previous speaker.

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01:40:58.530 --> 01:41:10.860

Rob Zidek, Resident, 103 Kaleva Road: So previously in my message the highest concentration of low-income residents in Lancaster would be isolated in perhaps what I feel is the worst place in town.

605

01:41:12.420 --> 01:41:23.400

Rob Zidek, Resident, 103 Kaleva Road: Therefore, by initiating this 40R project and by legally binding its development to occur in the midst of this massive complex, I think I already went through this,

606

01:41:24.420 --> 01:41:32.490

Rob Zidek, Resident, 103 Kaleva Road: we, the Town of Lancaster, are in effect manufacturing, the very environmental injustice situation for which these policies have been enacted.

607

01:41:33.420 --> 01:41:49.320

Rob Zidek, Resident, 103 Kaleva Road: And by the way, putting a 40B in the current residential district will do the same thing, only it won't be town encouraging the project. The terms 40R and 40B mean nothing to affordable housing residents. The surroundings around the place they call home means everything.

608

01:41:51.390 --> 01:41:59.580

Rob Zidek, Resident, 103 Kaleva Road: So my first request to the Select Board and to the Lancaster Affordable Housing Trust, put the brakes on this unjust combination right away.

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01:42:00.120 --> 01:42:04.800

Rob Zidek, Resident, 103 Kaleva Road: Besides the immediate tremendous boost to the morale and reputation of Lancaster,

610

01:42:05.250 --> 01:42:14.760

Rob Zidek, Resident, 103 Kaleva Road: your courageous action would bring, the relief would give us the opportunity to pursue and resume so many activities that have received too little attention for almost the last year.

611

01:42:15.600 --> 01:42:30.030

Rob Zidek, Resident, 103 Kaleva Road: Conversely, continued defense of these co-joined zoning articles will be in at least my opinion, a defiance of the motivations behind Environmental Justice policies and an apathetic disregard for the beneficiaries of that policy.

612

01:42:30.570 --> 01:42:43.410

Rob Zidek, Resident, 103 Kaleva Road: That decision too will significantly affect Lancaster morale and reputation. It would be tremendously risky to count on a MEPA decision in the future to inform us that we made an irreversibly wrong decision today.

613

01:42:44.460 --> 01:42:54.720

Rob Zidek, Resident, 103 Kaleva Road: If this request is not honored, and if this eligibility application is going to be submitted, I ask, I will ask, DHCD to strongly consider this dismissive viewpoint

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01:42:54.990 --> 01:43:04.410

Rob Zidek, Resident, 103 Kaleva Road: of Environmental Justice policies as an unprecedented act for which the unprecedented denial of a 40R denial would be justified.

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01:43:04.830 --> 01:43:12.630

Rob Zidek, Resident, 103 Kaleva Road: If DHCD is not inclined to do this, but instead to provide a conditional approval, then I ask for those conditions to include

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01:43:13.440 --> 01:43:18.660

Rob Zidek, Resident, 103 Kaleva Road: an abandonment of the rezone in the upper area and a disconnection of the two development efforts.

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01:43:19.260 --> 01:43:28.320

Rob Zidek, Resident, 103 Kaleva Road: In any case, I ask, I will ask DHCD to consult all available EJ experts and risk assessors to assist with this extremely important decision.

618

01:43:29.190 --> 01:43:42.900

Rob Zidek, Resident, 103 Kaleva Road: I truly believe it is a pivotal point in Lancaster's future. Please don't make it come to a vote. Town leaders, we ask you to execute, but all of us today, and all of us in the future need you to do right now. Thank you very much.

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01:43:43.530 --> 01:43:43.920

Jason Allison, Select Board Chair: Thank you, Rob.

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01:43:46.350 --> 01:43:50.460

Jason Allison, Select Board Chair: All right, I'd like to recognize Greg Jackson. Greg Jackson, please state your name and address.

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01:43:51.840 --> 01:44:01.230

Greg Jackson: Hi, thank you, Mr. Chairman. Greg Jackson, 40 Farnsworth Way. I had a couple of comments, maybe some questions. I was encouraged to

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01:44:02.520 --> 01:44:11.820

Greg Jackson: hear that the environmental bylaws would be upheld, um, but it's not really clear to me how that's going to happen. It doesn't sound like it's a requirement.

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01:44:12.390 --> 01:44:19.890

Greg Jackson: of the 40R bylaw. It doesn't sound like environmental reviews are required. It sounds like they're allowed.

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01:44:20.880 --> 01:44:28.020

Greg Jackson: So I'm not sure how you can say anything is going to be upheld. That would be, that would be up to somebody else to review.

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01:44:28.650 --> 01:44:40.980

Greg Jackson, Resident, 40 Farnsworth Way: at the Conservation Commission most likely. So when they get a project in front of them, there's no guarantee they're going to be looking at a project that meets environmental regulations.

626

01:44:43.530 --> 01:44:45.780

Greg Jackson, Resident, 40 Farnsworth Way: I heard some other things in the presentation.

627

01:44:47.820 --> 01:45:03.060

Greg Jackson, Resident, 40 Farnsworth Way: There was a mention of likely additional open space, so that sounds good. Where is it? It's not shown on the concept plan. It's not, it's not required by the 40R.

628

01:45:03.870 --> 01:45:08.550

Greg Jackson, Resident, 40 Farnsworth Way: There's no, the only mention I saw in the 40R bylaw of open space or recreation were

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01:45:09.120 --> 01:45:26.820

Greg Jackson, Resident, 40 Farnsworth Way: passing recommendations. I, again, I didn't see a requirement. It sounds like something that's allowed. It's not necessarily encouraged, encouraged or planned for. Seems like a deficiency in the district. When we look at the concept plan, the proposals for the district, very concerned about

630

01:45:27.870 --> 01:45:42.780

Greg Jackson, Resident, 40 Farnsworth Way: the density of the housing, both for single family, duplexes, triplexes, multi-family. The densities that are being allowed there are greater than the density in the IPOD, for example.

631

01:45:44.850 --> 01:45:48.540

Greg Jackson, Resident, 40 Farnsworth Way: The size of a single family lot is about one 16th

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01:45:50.490 --> 01:45:54.660

Greg Jackson, Resident, 40 Farnsworth Way: of a standard lot in Lancaster. These are extraordinary densities.

633

01:45:56.010 --> 01:46:00.120

Greg Jackson, Resident, 40 Farnsworth Way: I had a question about the environmentally constrained areas.

634

01:46:01.440 --> 01:46:06.480

Greg Jackson, Resident, 40 Farnsworth Way: The concept plans are showing work in environmental buffers. There was,

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01:46:07.500 --> 01:46:08.580

Greg Jackson, Resident, 40 Farnsworth Way: it was implied that

636

01:46:09.630 --> 01:46:22.830

Greg Jackson, Resident, 40 Farnsworth Way: the constrained areas would be recognized and, and observed. The concept plan I've seen shows parking lots of buildings in environmental buffers, so it's not clear to me that's being realized.

637

01:46:23.940 --> 01:46:28.710

Greg Jackson, Resident, 40 Farnsworth Way: Um, another concern, I had the discussion about wastewater.

638

01:46:30.570 --> 01:46:32.370

Greg Jackson, Resident, 40 Farnsworth Way: Similar concerns about water.

639

01:46:34.050 --> 01:46:54.870

Greg Jackson, Resident, 40 Farnsworth Way: My understanding of how engineers usually approach these estimates. For 674 units, I get to something like 160 gallons per day for water use assuming two bedrooms. And for wastewater, I get to 148,000 gallons a day assuming two bedrooms, so.

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01:46:56.940 --> 01:46:57.540

Jason Allison, Select Board Chair: Greg, please finish up.

641

01:46:58.830 --> 01:47:16.860

Greg Jackson, Resident, 40 Farnsworth Way: In closing, I'd like to thank the Affordable Housing Trust, um, for all their work in pursuing this initiative. The hearings informed residents and allowed us an opportunity to comment, and I appreciate that, but I do have questions and concerns. Thank you.

642

01:47:18.240 --> 01:47:22.830

Jason Allison, Select Board Chair: Okay, I'd like to recognize Dick Trussell. Dick Trussell, please state your name and address.

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01:47:23.610 --> 01:47:30.060

Richard Trussell, Resident, 15 Burbank Lane: Dick Trussell, 15 Burbank Lane. I'd like to address first of all, Mr. Zidek.

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01:47:32.160 --> 01:47:43.050

Dick Trussell, Resident, 15 Burbank Lane: Under what he has to say about Environmental Justice, we probably ought to do away with Eagle Ridge which sits right in another industrial zone.

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01:47:43.650 --> 01:48:05.190

Dick Trussell, Resident, 15 Burbank Lane: So I don't think we need really to discuss that. And, as far as Russ is concerned, Russ Williston, we've got to put together 50 acres somewhere to house 750 units and the 40R is 64 acres to begin with, so

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01:48:06.210 --> 01:48:09.960

Dick Trussell, Resident, 15 Burbank Lane: it only makes sense to put it there. The extent

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01:48:11.040 --> 01:48:25.770

Dick Trussell, Resident, 15 Burbank Lane: of work that's gone into this shows that people have concerned themselves with the residents and with a potential and with the environmental, and I urge the Board to move forward

648

01:48:27.210 --> 01:48:28.890

Dick Trussell, Resident, 15 Burbank Lane: with tonight's vote. Thank you.

649

01:48:29.670 --> 01:48:35.760

Jason Allison, Select Board Chair: Thank you, Dick. All right, I'd like to recognize "Stephanie's iPhone." Stephanie's iPhone, if you could state your name and address, please.

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01:48:39.660 --> 01:48:40.380

Stephanie Stanton, Resident, 942 Main Street: Can you hear me?

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01:48:40.950 --> 01:48:42.600

Jason Allison, Select Board Chair: Sure can, Stephanie. Go ahead and state

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01:48:43.230 --> 01:48:46.290

Stephanie Stanton, Resident, 942 Main Street: Hi, Everybody. Steph Stanton, 942 Main Street.

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01:48:48.000 --> 01:48:53.820

Stephanie Stanton, Resident, 942 Main Street: I just wanted, the presentation was

terrific. So thank you so much. I found it was very thorough and

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01:48:54.840 --> 01:48:58.260

Stephanie Stanton, Resident, 942 Main Street: easy to follow. It's a huge undertaking

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01:48:59.280 --> 01:49:07.440

Stephanie Stanton, Resident, 942 Main Street: for the Affordable Housing Trust, and you know, the Planning Board, and the Select Board, too. I just think there's a lot of weight on everybody shoulders.

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01:49:08.730 --> 01:49:15.990

Stephanie Stanton, Resident, 942 Main Street: And I just thank you all collectively. I just, I'm very much in favor of the 40R. I don't

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01:49:17.010 --> 01:49:29.310

Stephanie Stanton, Resident, 942 Main Street: know if you guys have been to the place over that Victoria had mentioned, the one over in Sudbury, I think it's like Cold Creek or something. I just happened to be over there, a week ago. I was helping a friend move some furniture.

658

01:49:30.390 --> 01:49:41.130

Stephanie Stanton, Resident, 942 Main Street: It is amazing. It is very dense like Greg Jackson was saying, the density is extreme, but it was so well organized and clean and

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01:49:41.490 --> 01:49:56.250

Stephanie Stanton, Resident, 942 Main Street: you know, it's Sudbury, so they have deeper pockets than us. It may be, it's like cornices and that little fixtures on the house are a little nicer. I don't know. It was, it was a 40R and I felt like it was a safe, habitable.

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01:49:57.450 --> 01:50:04.500

Stephanie Stanton, Resident, 942 Main Street: I would love to live there. It was really nice. I was impressed. And also Maynard now has a 40R and

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01:50:05.670 --> 01:50:09.210

Stephanie Stanton, Resident, 942 Main Street: I do believe they have a 40R or maybe it's not,

662

01:50:10.290 --> 01:50:14.550

Stephanie Stanton, Resident, 942 Main Street: that you know, they have that new, it's a whole center there where they've got

663

01:50:16.680 --> 01:50:30.390

Stephanie Stanton, Resident, 942 Main Street: commerce and resident component together. And I feel like you know, we here in town, we could have a bank and an exercise gym, and a nice restaurant, people could sit down. I feel like the potential for

664

01:50:30.960 --> 01:50:43.500

Stephanie Stanton, Resident, 942 Main Street: a community up there is very possible and I'm very much in favor of the 40R. It's got to happen. We need the revenue. We get subsidized

665

01:50:44.490 --> 01:50:53.910

Stephanie Stanton, Resident, 942 Main Street: with the State. The new high school is coming down the Pike, taxes are rising. There's such a need for affordable housing There is a waitlist at Bigelow Gardens.

666

01:50:54.420 --> 01:51:05.130

Stephanie Stanton, Resident, 942 Main Street: It's just a, for me, I feel like it's a win-win. And I think would be a fool as, as a, as a town to not take advantage of this. So thank you so much for your time.

667

01:51:06.630 --> 01:51:11.580

Jason Allison, Select Board Chair: Thank you, Stephanie. All right, I'd like to recognize Carol Jackson. Carol Jackson, go ahead.

668

01:51:12.840 --> 01:51:33.270

Carol Jackson, Resident, 40 Farnsworth Way: Thank you, um, I had a question on the 40S. In my research, I've only seen two towns that actually received money from the 40S and from different things that I've researched, it doesn't look like Lancaster would be a good candidate for receiving funds for 40S.

669

01:51:35.790 --> 01:51:54.960

Carol Jackson, Resident, 40 Farnsworth Way: And so I really, I mean I think 40R if this was a smaller, smaller area, it would be great. But what happens if the zoning change doesn't happen, is this Memorandum of Understanding going to be out the window, and, and then again we have the

670

01:51:56.100 --> 01:52:14.910

Carol Jackson, Resident, 40 Farnsworth Way: 40, if the 40R passes, and the zoning

change doesn't pass, we have the threat again of you know, by right units. Okay, if I don't get this, I'm going to build, you know 600 units over a year, 700 and we are still in the same boat of what people didn't want.

671

01:52:18.930 --> 01:52:25.200

Carol Jackson, Resident, 40 Farnsworth Way: So is there, more than two towns that received 40S funds? Does anybody know?

672

01:52:26.430 --> 01:52:28.050

Jason Allison, Select Board Chair: Victoria, would you like to answer that question?

673

01:52:28.710 --> 01:52:30.720

Victoria Petracca, Lancaster Affordable Housing Trust: Yeah, I can't really speak to 40S

674

01:52:30.750 --> 01:52:32.220

Anne Ogilvie (she/her): tonight, but

675

01:52:32.550 --> 01:52:42.000

Victoria Petracca, Lancaster Affordable Housing Trust: certainly, something that, you know, I'm happy to have the Housing Trust dig into, and spend more time on. It hasn't, it has not been the focus

676

01:52:43.560 --> 01:52:44.970

Victoria Petracca, Lancaster Affordable Housing Trust: of our work, but

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01:52:45.090 --> 01:52:48.390

Victoria Petracca, Lancaster Affordable Housing Trust: you know, it's something that... Again, I just want to be clear that this is a

678

01:52:48.660 --> 01:53:02.190

Victoria Petracca, Lancaster Affordable Housing Trust: Determination of Preliminary Eligibility. And I find the feedback helpful as we think about working with our new Planning Director and we'd like to be working with the Planning Board, and you know, making this as

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01:53:03.240 --> 01:53:06.330

Victoria Petracca, Lancaster Affordable Housing Trust: making this the best 40R, that we can, and so, if these are things

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01:53:07.440 --> 01:53:13.470

Victoria Petracca, Lancaster Affordable Housing Trust: that we can dig into, then by all means, I think we should. But I can't speak to 40S in detail tonight.

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01:53:15.660 --> 01:53:17.400

Victoria Petracca, Lancaster Affordable Housing Trust: But I think it's worth digging into.

682

01:53:18.630 --> 01:53:18.870

Jason Allison, Select Board Chair: Yeah.

683

01:53:18.900 --> 01:53:20.010

Carol Jackson, Resident, 40 Farnsworth Way: Thank you, yep.

684

01:53:21.240 --> 01:53:26.280

Jason Allison, Select Board Chair: All right, Cara Sanford. You've already stated your address. Go ahead.

685

01:53:26.700 --> 01:53:37.410

Cara Sanford, Resident, 350 Bull Hill Road: Thank you. So, that's the thing about Zoom, you look at yourself, and I realize I look a lot more tired than I thought I did, but in any case, this is a summary statement because I'm going even be shorter than 3 minutes.

686

01:53:39.420 --> 01:53:45.030

Cara Sanford, Resident, 350 Bull Hill Road: Everyone here has an opinion, I'm quite sure, so this is for anyone watching this, any of the citizens.

687

01:53:46.200 --> 01:53:49.110

Cara Sanford, Resident, 350 Bull Hill Road: The way the developer has linked the situation,

688

01:53:50.760 --> 01:54:08.250

Cara Sanford, Resident, 350 Bull Hill Road: there is no way that this 40R can happen in isolation. What it is, is 135 acre, 24 hour trucking distribution center that has, that includes a 63 acre 40R. The 40R is great. I actually think it's wonderful.

689

01:54:10.380 --> 01:54:19.260

Cara Sanford, Resident, 350 Bull Hill Road: De-link it from the trucking center. That will solve the problem. Everyone's comments are focused largely on. That, that would be the solution. Thank you.

690

01:54:20.610 --> 01:54:24.510

Jason Allison, Select Board Chair: Thank you, Cara. Greg Jackson, you've already stated your address, go ahead.

691

01:54:25.410 --> 01:54:30.360

Greg Jackson, Resident, 40 Farnsworth Way: Thank you, Mr. Chairman. Um, there seems to be some potential opportunities

692

01:54:32.610 --> 01:54:35.280

Greg Jackson, Resident, 40 Farnsworth Way: for tax revenue.

693

01:54:36.420 --> 01:54:50.370

Greg Jackson, Resident, 40 Farnsworth Way: What I'd like to better understand. My limited understanding of Smart Growth Zoning, 51 percent of the gross floor space in a mixed-use development must be devoted to residential units.

694

01:54:51.540 --> 01:55:09.300

Greg Jackson, Resident, 40 Farnsworth Way: Um, does the bylaw we're proposing mandate a minimum percentage of non-residential uses to guarantee that mixed-use development will occur, um, or that tax positive revenue will be generated? It doesn't seem like

695

01:55:10.890 --> 01:55:12.180

Greg Jackson, Resident, 40 Farnsworth Way: there was a requirement.

696

01:55:13.230 --> 01:55:17.700

Greg Jackson, Resident, 40 Farnsworth Way: So if the possibility is 100 percent residential,

697

01:55:18.840 --> 01:55:27.630

Greg Jackson, Resident, 40 Farnsworth Way: it doesn't seem like this would be a situation that would be tax positive. I'd appreciate it if perhaps Victoria or someone else could address that. Thank you.

Jason Allison, Select Board Chair: Victoria?

698

01:55:30.540 --> 01:55:42.660

Victoria Petracca, Lancaster Affordable Housing Trust: Thanks, Greg. Yeah, sure. Greg, I think it's a really good point. I do want to step back and say that I'm grateful for all of the feedback because I think it's always a better product at the

end when you get feedback from people so

699

01:55:43.020 --> 01:55:51.510

Victoria Petracca, Lancaster Affordable Housing Trust: good observation. Thank you, Greg. I think that, that is something that could be in the Memorandum of Agreement with Capital Group, for example.

700

01:55:52.290 --> 01:56:11.790

Victoria Petracca, Lancaster Affordable Housing Trust: Certainly in all of our meetings with them at the Affordable Housing Trust, the retail component has been like a big part of what's been discussed in the plans, but to cement that, that absolutely could be in the binding contract, you know.

701

01:56:12.930 --> 01:56:17.670

Victoria Petracca, Lancaster Affordable Housing Trust: So it's not something that can be put into the bylaw,

702

01:56:19.380 --> 01:56:22.170

Victoria Petracca, Lancaster Affordable Housing Trust: but that is something that could go into the individual

703

01:56:23.850 --> 01:56:37.950

Victoria Petracca, Lancaster Affordable Housing Trust: project negotiation document, like the agreement with the developer for that particular portion of the 40R, for instance. But I don't think we can mandate in the...Karen, jump in if you think I'm

704

01:56:38.760 --> 01:56:44.640

Victoria Petracca, Lancaster Affordable Housing Trust: incorrect, but I don't think we can mandate in the bylaw that every single person is going to do mixed-use.

705

01:56:45.780 --> 01:56:55.860

Victoria Petracca, Lancaster Affordable Housing Trust: But I think we can, for instance, in this project that we're working on with Capital Group, have that pinned down so that we're not left with just the residential piece.

706

01:56:58.200 --> 01:57:13.290

Karen Chapman, Montachusett Regional Planning Commission: If I could just say a couple things. So the purpose of 40R really is housing, and the State implements that 51 percent upon us. We had to put that in there. It has to be 51 percent residential. Yeah,

707

01:57:14.790 --> 01:57:26.730

Karen Chapman, Montachusett Regional Planning Commission: so that the purpose is really housing. The retail is to make it more of a community where the, you know, the people can walk to retail or what have you. Thank you.

708

01:57:28.200 --> 01:57:32.820

Jason Allison, Select Board Chair: Thank you, Karen. Thank you, Victoria. All right, Kathy Hughes. Go ahead and state your name and address.

709

01:57:33.600 --> 01:57:49.710

Kathy Hughes, Resident, 80 Fire Road 11: Kathy Hughes, 80 Fire Road 11. I have three questions that are quite short, but the first one is if this is passed as, if this is passed at the town meeting, does that stop all the 40B's in town, including Goodrich and any others?

710

01:57:51.420 --> 01:57:53.730

Victoria Petracca, Lancaster Affordable Housing Trust: Do you want me to wait until the end or should I answer that question?

711

01:57:53.730 --> 01:57:57.480

Kathy Hughes, Resident, 80 Fire Road 11: Yeah, that's the first one, the second one is and I

712

01:57:57.960 --> 01:58:05.790

Kathy Hughes, Resident, 80 Fire Road 11: apologize, you gave an extensive presentation and thank you for that, but I do apologize for not knowing the answer directly to this or I might know it, but I'm not sure.

713

01:58:06.330 --> 01:58:18.810

Kathy Hughes, Resident, 80 Fire Road 11: Where is the wastewater treatment center for the 40R? So that was my second question. And my third question, which I think has been alluded to, but I didn't know if there is a specific answer to that,

714

01:58:19.230 --> 01:58:42.540

Kathy Hughes, Resident, 80 Fire Road 11: if we, if the Town at the town meeting passes the zoning change for this or the overlay for this, but doesn't pass the zoning for the massive warehouse complex, does that mean this does not go through? So those are my three questions.

715

01:58:43.020 --> 01:58:51.390

Victoria Petracca, Lancaster Affordable Housing Trust: Okay, I'll answer in order as succinctly as I can. Number one, does 40R stop 40B.

716

01:58:52.620 --> 01:59:11.430

Victoria Petracca, Lancaster Affordable Housing Trust: There actually is a provision in 40R that gives towns some relief from 40B. Now, I am, this isn't something that I feel especially comfortable speaking about. I have not researched it. I just am aware that there is something about it if you have

717

01:59:13.770 --> 01:59:17.430

Victoria Petracca, Lancaster Affordable Housing Trust: an active 40R under review, I think that

718

01:59:17.670 --> 01:59:18.960

Victoria Petracca, Lancaster Affordable Housing Trust: 40B is,

719

01:59:18.990 --> 01:59:29.400

Victoria Petracca, Lancaster Affordable Housing Trust: like stayed or something, like a new 40B application. Again, I would want to look into that some more and have that conversation with DHCD or talk with our new planning director about it, but

720

01:59:30.120 --> 01:59:36.600

Victoria Petracca, Lancaster Affordable Housing Trust: there is actually something about that. And I don't know how long it is. I don't know if it's like just during the review period.

721

01:59:37.830 --> 01:59:44.940

Victoria Petracca, Lancaster Affordable Housing Trust: Now, as far as, you mentioned a project on Sterling Road. That was submitted prior to this, so, this has no bearing on that.

722

01:59:46.110 --> 01:59:52.470

Victoria Petracca, Lancaster Affordable Housing Trust: You know if something was submitted in, you know, before this, that's a completely separate situation.

723

01:59:54.540 --> 01:59:59.430

Victoria Petracca, Lancaster Affordable Housing Trust: Not, nothing to do with this. Number two, the

724

02:00:00.750 --> 02:00:13.830

Victoria Petracca, Lancaster Affordable Housing Trust: wastewater treatment is shown, I believe it's shown, it's not in the 40R district, although it serves the 40R district, but it's shown on the plans in the remainder of the site

725

02:00:15.660 --> 02:00:16.740

Victoria Petracca, Lancaster Affordable Housing Trust: towards the back of the site.

726

02:00:16.800 --> 02:00:17.820

Kathy Hughes, Resident, 80 Fire Road 11: Is it in

727

02:00:17.850 --> 02:00:20.400

Kathy Hughes, Resident, 80 Fire Road 11: an ACEC? Is it in the ACEC zone?

728

02:00:21.390 --> 02:00:22.890

Victoria Petracca, Lancaster Affordable Housing Trust: I'd have to pull up the plans.

729

02:00:24.270 --> 02:00:27.750

Victoria Petracca, Lancaster Affordable Housing Trust: I can do that if the Chairman wants me to, or else we can look at it off-line.

Kathy Hughes, Resident, 80 Fire Road 11: Sorry.

730

02:00:28.530 --> 02:00:29.520

Victoria Petracca, Lancaster Affordable Housing Trust: Its not in the 40R.

731

02:00:31.620 --> 02:00:34.140

Victoria Petracca, Lancaster Affordable Housing Trust: And then, lastly, you asked about the

732

02:00:35.130 --> 02:00:37.830

Victoria Petracca, Lancaster Affordable Housing Trust: if this passes, that's a question for Capital

733

02:00:37.830 --> 02:00:48.570

Victoria Petracca, Lancaster Affordable Housing Trust: Group. What they will do if, if this were to pass, but the zoning change did not pass. That really is not up to me, that would be

734

02:00:49.620 --> 02:00:50.970

Victoria Petracca, Lancaster Affordable Housing Trust: a question for Capital Group.

735

02:00:53.250 --> 02:00:55.350

Kathy Hughes, Resident, 80 Fire Road 11: Thank you.

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, of course.

736

02:00:56.430 --> 02:00:57.960

Jason Allison, Select Board Chair: Thank you, Kathy. All right, Dick Trussell.

737

02:00:58.260 --> 02:00:58.800

Jason Allison, Select Board Chair: I see your hand.

738

02:01:00.180 --> 02:01:05.970

Dick Trussell, Resident, 15 Burbank Lane: Dick Trussell, 15 Burbank. To answer Mrs. Hughes' question somehow.

739

02:01:07.380 --> 02:01:09.390

Dick Trussell, Resident, 15 Burbank Lane: And, and the bigger overall picture.

740

02:01:10.620 --> 02:01:20.040

Dick Trussell, Resident, 15 Burbank Lane: If the 40R were not approved, then the 40B would go in that land and warehousing would go in where the 40R is.

741

02:01:20.640 --> 02:01:45.750

Dick Trussell, Resident, 15 Burbank Lane: The net result of that would be net after education costs, a loss to the Town or cost to the Town, of \$2,036,165. If the plan goes through as it, as it is constructed now, the net after education costs to the Town will be an income of \$2,019,736.

742

02:01:49.410 --> 02:02:03.000

Dick Trussell, Resident, 15 Burbank Lane: So the question of putting the two together is succinct and meaningful, and you need to look at the effect on the Town in the long run, based on current

743

02:02:03.570 --> 02:02:25.500

Dick Trussell, Resident, 15 Burbank Lane: tax rates and valuations. The 40R is, in fact, probably tied to the other. However, the loss of the 40R means that the warehouses move from one location to another, and a 40B gets built. That we do not want. Thank you.

744

02:02:26.850 --> 02:02:31.020

Jason Allison, Select Board Chair: Thank you, Dick. Justin Smith, you've already

stated your address. Go ahead. Three minutes.

745

02:02:31.770 --> 02:02:32.250

Justin Smith, Resident, 4 Turner Lane: Thank you.

746

02:02:33.120 --> 02:02:58.050

Justin Smith, Resident, 4 Turner Lane: So, two things I wanted to mention one or one was a question really probably best answered by Ms. Petracca which the question was if the town goes ahead and approves the bylaw changes is what, then, what then commits the Capital Group to sign on to the Memorandum of Understanding?

747

02:02:59.130 --> 02:03:07.860

Justin Smith, Resident, 4 Turner Lane: Or is there, is there anything that really commits them to any of the projects that they have proposed if the town goes ahead and changes the bylaws?

748

02:03:08.280 --> 02:03:22.680

Justin Smith, Resident, 4 Turner Lane: Or, or is it, then you know, a situation where, if they want to move ahead with the project as planned, that would then, you know, involve us as, as, as we've said, but if they have a change of heart and decide to then sell all of their properties

749

02:03:23.700 --> 02:03:29.640

Justin Smith, Resident, 4 Turner Lane: would we then be left with a large section of our, our town that had been changed

750

02:03:31.590 --> 02:03:38.820

Justin Smith, Resident, 4 Turner Lane: to the betterment of whatever new, new owner would be, would be present? So that was my first point. And then I think my, as my second point, really is just

751

02:03:39.300 --> 02:03:56.130

Justin Smith, Resident, 4 Turner Lane: or my that was my first question, and then my, my point was just really, um, in regards to the previous speaker when claiming that there would be a net positive of a couple million dollars to the Town, I don't know that, that's, taking into account some of the more recent

752

02:03:58.380 --> 02:04:06.900

Justin Smith, Resident, 4 Turner Lane: statements by the police chief and others of potential costs to the Town of increased patrols, potential new substations, and other things that might

753

02:04:08.250 --> 02:04:12.630

Justin Smith, Resident, 4 Turner Lane: severely cut into any potential revenue that we might get. Thank you for your time.

754

02:04:14.280 --> 02:04:15.570

Jason Allison, Select Board Chair: Victoria, would you like to answer the question?

755

02:04:16.080 --> 02:04:29.130

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, the idea of the Memorandum of Agreement is that it's in place prior to town meeting vote so that, if the residents of Lancaster do approve the 40R,

756

02:04:29.880 --> 02:04:38.970

Victoria Petracca, Lancaster Affordable Housing Trust: the terms of the, of the MOA for that district, then kick in. That's the way that Maynard was done.

757

02:04:39.570 --> 02:04:51.810

Victoria Petracca, Lancaster Affordable Housing Trust: It's in, it's written in advance. It's available for everyone's review in advance, and it is signed in advance so it's contingent. It's an agreement that is contingent upon a positive town meeting vote.

758

02:04:52.680 --> 02:04:57.990

Jason Allison, Select Board Chair: Thank you, Victoria. I'd like to recognize Anne Ogilvie. Anne Ogilvie, please state your name and address.

759

02:05:00.000 --> 02:05:03.810

Anne Ogilvie, Resident, 4 Turner Lane: Yes, thank you, Mr. Chairman. Anne Ogilvie, 4 Turner Lane,

760

02:05:04.680 --> 02:05:12.870

Anne Ogilvie, Resident, 4 Turner Lane: in Lancaster. Question and then a comment. Ms. Petracca, you just said, you referenced a Maynard agreement, I believe the Maynard agreement,

761

02:05:13.230 --> 02:05:24.510

Anne Ogilvie, Resident, 4 Turner Lane: was executed after the town rejected the zoning change, and then a new plan was created, and this Memorandum of Agreement was created. Is that correct?

762

02:05:25.170 --> 02:05:35.190

Victoria Petracca, Lancaster Affordable Housing Trust: My understanding, Anne, is that they went to town meeting twice, and in fact, I think Capital Group is here tonight. They could probably shed light on this, but my understanding, Anne, is that

763

02:05:35.610 --> 02:05:46.200

Victoria Petracca, Lancaster Affordable Housing Trust: they had to go to town meeting two times, and I thought that the Memorandum of Agreement was in place for that second town meeting vote.

764

02:05:46.590 --> 02:05:55.500

Anne Ogilvie, Resident, 4 Turner Lane: Yes, after the zoning bylaw change that they initially sought was defeated by the residents of Maynard. So thank you, that was my question, appreciate that.

765

02:05:55.860 --> 02:06:04.740

Anne Ogilvie, Resident, 4 Turner Lane: And then I also have a comment, um, you know, I really do appreciate all your work here, and I certainly appreciate the work of the Affordable Housing Trust.

766

02:06:05.760 --> 02:06:15.450

Anne Ogilvie, Resident, 4 Turner Lane: You know, the Housing Production Plan which this, of course, is not even a part of, is excellent and a real vision for how the Town can get right with our affordable housing.

767

02:06:16.500 --> 02:06:30.090

Anne Ogilvie, Resident, 4 Turner Lane: In this case, however, the proposed 40R district is a Trojan horse, and by the dictate of the developer, it will not be built unless Lancaster changes our current zoning and allows a massive 2.4 million square foot mega warehouse

768

02:06:30.780 --> 02:06:41.010

Anne Ogilvie, Resident, 4 Turner Lane: that operates 24/7 to be built. This warehouse complex will adversely impact an existing residential neighborhood. It will defile an Area of Critical Environmental Concern.

769

02:06:41.340 --> 02:06:49.380

Anne Ogilvie, Resident, 4 Turner Lane: And the trucking and commuter traffic it will bring, will change our town forever, and I'm talking about the center of town, too. This is not just going to affect North Lancaster.

770

02:06:50.190 --> 02:06:52.920

Anne Ogilvie, Resident, 4 Turner Lane: This is not the first proposal we've had from this developer.

771

02:06:53.220 --> 02:07:04.500

Anne Ogilvie, Resident, 4 Turner Lane: An ad hoc development committee reviewed and responded to a previous Capital Commerce proposal back in June 2020. This is the previous plan for Capital Group to develop this land, the one that failed the MEPA review.

772

02:07:05.250 --> 02:07:15.510

Anne Ogilvie, Resident, 4 Turner Lane: The response of the ad hoc committee on June 19, 2020 referred to parcels that were identified by far and away as the most ecologically significant by the Town's conservation agent.

773

02:07:15.840 --> 02:07:22.920

Anne Ogilvie, Resident, 4 Turner Lane: These included parcel 45 where the massive warehouses demanded by the Capital Group will be located if the re-zoning is approved.

774

02:07:23.310 --> 02:07:34.680

Anne Ogilvie, Resident, 4 Turner Lane: This memo indicated that parcel 45 has wetlands of exceptionally high quality, functions, and values, especially wildlife habitat, including a number of vernal pools, and perhaps some very old forest.

775

02:07:34.980 --> 02:07:51.000

Anne Ogilvie, Resident, 4 Turner Lane: My question is, how do we go from insisting in that memo that parcel 45 be conserved to agreeing now to situate a massive trucking facility and a sewage treatment plant for this 40R district in this Area of Critical Environmental Concern. Thank you.

776

02:07:52.890 --> 02:07:57.030

Jason Allison, Select Board Chair: Thank you, Anne. I'd like to recognize Kathy Hughes. Kathy Hughes, go ahead.

777

02:07:58.680 --> 02:08:04.230

Kathy Hughes, Resident, 80 Fire Road 11: Hi, yeah, and again, I think, um, the housing, you know, certainly 40R housing sounds great.

778

02:08:06.480 --> 02:08:17.430

Kathy Hughes, Resident, 80 Fire Road 11: Oops, I'm sorry. Sounds great. I was a little shocked, though, to go from 150 units to 1139 units which would probably equate to

779

02:08:19.500 --> 02:08:33.480

Kathy Hughes, Resident, 80 Fire Road 11: 2,218 cars which, on top of the 450 parking spaces that are included in the other Capital Group project equates to another 6778 vehicles on the road every day.

780

02:08:33.840 --> 02:08:40.290

Kathy Hughes, Resident, 80 Fire Road 11: Which is in an area where there's, again, one main artery going to and from places.

781

02:08:40.680 --> 02:08:51.660

Kathy Hughes, Resident, 80 Fire Road 11: I know you're saying that this is something that might not happen or might happen over the long run, but many of us intend to stay in our houses for over the long run, and I'd like to think I'm going to be here for another 10 or 15 years.

782

02:08:52.170 --> 02:09:01.770

Kathy Hughes, Resident, 80 Fire Road 11: So I am very concerned with the escalation in this project, as well as the escalation in the adjoining project.

783

02:09:02.280 --> 02:09:12.150

Kathy Hughes, Resident, 80 Fire Road 11: I also think ethically we all need to take a good look at ourselves and say really? Putting housing next to such a massive distribution complex.

784

02:09:12.570 --> 02:09:23.220

Kathy Hughes, Resident, 80 Fire Road 11: I mean, really shame on us for thinking that. Who would really want to live there. Is it safe? I mean the trucks. I appreciate what Victoria is saying that there's a secondary road but you're still

785

02:09:23.550 --> 02:09:32.640

Kathy Hughes, Resident, 80 Fire Road 11: if you're taking a left hand turn out of there, you're still going in front of a bunch of truck and car traffic every single day. Right now that road is 50 miles an hour.

786

02:09:32.730 --> 02:09:38.220

Kathy Hughes, Resident, 80 Fire Road 11: It sounds like the Capital Group can do a whole lot of mitigation, but the one thing that can't do is change the speed limit on that road.

787

02:09:38.460 --> 02:09:41.220

Kathy Hughes, Resident, 80 Fire Road 11: So I think there's a lot of concerns here and I

788

02:09:41.520 --> 02:09:45.870

Kathy Hughes, Resident, 80 Fire Road 11: really, am concerned with how large this project has all of a sudden become.

789

02:09:46.710 --> 02:09:49.110

Kathy Hughes, Resident, 80 Fire Road 11: And there's a bigger question, if

790

02:09:49.320 --> 02:09:52.830

Kathy Hughes, Resident, 80 Fire Road 11: the LLC, if 702 LLC doesn't own the property,

791

02:09:53.160 --> 02:09:56.340

Kathy Hughes, Resident, 80 Fire Road 11: the water doesn't go to them according to the agreement so

792

02:09:56.940 --> 02:10:10.290

Kathy Hughes, Resident, 80 Fire Road 11: it's a little confusing how this is all working. And also if the wastewater treatment center is in an ACEC unit, not really sure how that passes MEPA. So a lot of concerns here still and I think that you know

793

02:10:11.130 --> 02:10:20.310

Kathy Hughes, Resident, 80 Fire Road 11: if it was the 40R alone, sounds great, but with that massive distribution center as a part of the deal, it really sounds devastating for the town.

794

02:10:20.460 --> 02:10:20.910

Kathy Hughes, Resident, 80 Fire Road 11: Thank you.

795

02:10:21.900 --> 02:10:31.050

Jason Allison, Select Board Chair: Thank you, Kathy. So uh, Jeff. Jeff, quick question for you. So the vast majority of people have spoken at least twice, some three times.

796

02:10:31.950 --> 02:10:40.590

Jason Allison, Select Board Chair: What advice do you have to me for, for procedurally. Should we just keep going and keep letting people speak, or you know, is there, is there a limit here what, what is your advice?

797

02:10:41.790 --> 02:10:55.050

Jeff Nutting, Town Administrator: Well, I mean, I think that, you know, it's a public hearing. The Chair's in charge of the public hearing. I mean, if you want to get a show of hands. I mean, you could go on for three more hours.

798

02:10:57.750 --> 02:11:00.780

Jeff Nutting, Town Administrator: So I think you have to make a decision, you know, to

799

02:11:03.870 --> 02:11:08.460

Jeff Nutting, Town Administrator: either cut the public hearing, or just give everybody one minute to make a final statement or something.

800

02:11:09.900 --> 02:11:15.390

Jeff Nutting, Town Administrator: Because you know, I mean there's not going to be a lot of new information.

801

02:11:16.560 --> 02:11:25.830

Jason Allison, Select Board Chair: I like that idea. I'll go with, I'll go with the one minute timer. All right, so I'm going, for folks on here, I'm going to change the timer to one minute. So if you'd like to make a statement,

802

02:11:26.370 --> 02:11:34.320

Jason Allison, Select Board Chair: please go ahead, but uh, you know, let's, let's figure out a way to get through this. So I think next is Carol Jackson. Carol Jackson, go ahead.

803

02:11:35.070 --> 02:11:36.450

Carol Jackson, Resident, 40 Farnsworth Way: Thank you, um,

804

02:11:38.010 --> 02:11:42.240

Carol Jackson, Resident, 40 Farnsworth Way: I just got triggered about the Memorandum of Agreement

805

02:11:43.200 --> 02:11:44.670

Carol Jackson, Resident, 40 Farnsworth Way: to tie the, the

806

02:11:44.730 --> 02:12:04.830

Carol Jackson, Resident, 40 Farnsworth Way: zoning changes together. The 40R in the zoning change from Residential to EZ, and that's to tie this 40R, you know, Capital

Group to do this 40R project. But I believe, it's my understanding, that this zoning change

807

02:12:06.300 --> 02:12:15.570

Carol Jackson, Resident, 40 Farnsworth Way: from Residential to EZ will be on our special town meeting in February. And this 40R won't be until May. How, how does that work?

808

02:12:20.670 --> 02:12:21.810

Jason Allison, Select Board Chair: Carol, was that a question?

809

02:12:22.170 --> 02:12:22.650

Jason Allison, Select Board Chair: Yeah.

810

02:12:23.340 --> 02:12:27.000

Carol Jackson, Resident, 40 Farnsworth Way: How does it work where, yeah I mean, if the zoning change happens?

811

02:12:29.130 --> 02:12:29.940

Carol Jackson, Resident, 40 Farnsworth Way: Um,

812

02:12:31.380 --> 02:12:33.960

Carol Jackson, Resident, 40 Farnsworth Way: where's the guarantee that they're going to build a 40R?

813

02:12:34.770 --> 02:12:36.270

Jason Allison, Select Board Chair: Victoria, would you like to answer that?

814

02:12:37.440 --> 02:12:49.770

Victoria Petracca, Lancaster Affordable Housing Trust: So I think we're maybe talking about multiple zoning changes. I think earlier, I was referring to the if the residents adopt the 40R district. I tend to look at this like

815

02:12:50.340 --> 02:12:58.440

Victoria Petracca, Lancaster Affordable Housing Trust: there's a Memorandum of Agreement for the 40R district and a question before the residents, do they want to adopt the 40R district.

816

02:13:00.450 --> 02:13:14.880

Victoria Petracca, Lancaster Affordable Housing Trust: As far as the zoning change

on the residential land, that is outside of the Housing Trust, and so I'd really rather not get into that. It's not, it's not something that the Housing Trust is involved with.

817

02:13:16.320 --> 02:13:23.100

Victoria Petracca, Lancaster Affordable Housing Trust: So, and I can't. I don't know that this is on the town meeting warrant for February.

818

02:13:24.750 --> 02:13:26.400

Victoria Petracca, Lancaster Affordable Housing Trust: I don't know. That's a question. I don't know.

819

02:13:28.680 --> 02:13:32.310

Jason Allison, Select Board Chair: Thank you, Victoria. All right, Cara Sanford. Go ahead, one minute.

820

02:13:32.940 --> 02:13:43.230

Cara Sanford, Resident, 350 Bull Hill Road: Yeah, thanks. So to Mr. Trussell's comment, or portion of his comment earlier, if the developer could use the existing zoning that's already there closer to

821

02:13:44.760 --> 02:13:57.450

Cara Sanford, Resident, 350 Bull Hill Road: Lunenburg, which is in place for these warehouse buildings, why not just build them there. I mean, why haven't they done it earlier rather than waiting two years for this zoning change? There must be some incentive in that. Thank you.

822

02:13:58.650 --> 02:14:02.190

Jason Allison, Select Board Chair: Thank you, Cara. Okay. Seeing no more hands.

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02:14:03.300 --> 02:14:13.170

Jason Allison, Select Board Chair: So, so, so residents. I, if you guys, want to have conversations offline, like if one resident wants to talk to another resident and wants to, you guys go do it offline, and we got to get out of the

824

02:14:13.440 --> 02:14:23.550

Jason Allison, Select Board Chair: having conversations and comments here. So, so to Dick, I'll recognize you, but no more, no more referencing other people. That's, that's not why we're here. So Dick, go ahead. One minute.

825

02:14:25.740 --> 02:14:27.480

Dick Trussell, Resident, 15 Burbank Lane: Okay, I just wanted to answer Cara that,

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02:14:30.030 --> 02:14:32.610

Dick Trussell, Resident, 15 Burbank Lane: okay, it was the advantage of the

827

02:14:33.360 --> 02:14:50.790

Dick Trussell, Resident, 15 Burbank Lane: affordable housing to get them to move away from a 40B to a 40R because the plan had been for warehousing, etc. And so this is an improvement, Cara, not, not a retraction. And I, and I urge the Board to just vote on the

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02:14:52.200 --> 02:15:01.230

Dick Trussell, Resident, 15 Burbank Lane: item before them, even though all this conversation is taking place. Restrict it to the item before them. Thank you.

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02:15:01.920 --> 02:15:04.680

Jason Allison, Select Board Chair: Thank you, Dick. Okay, seeing no more hands,

830

02:15:05.820 --> 02:15:09.540

Jason Allison, Select Board Chair: Jay or Alix, any last comments before we move on?

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02:15:11.460 --> 02:15:12.810

Alexandra Turner, Select Board Member: I have a couple of questions.

832

02:15:14.820 --> 02:15:21.990

Alexandra Turner, Select Board Member: I know we have a lot to, I know we have a lot to get done, so one of my first questions would be to Jeff or to you, Jason.

833

02:15:24.780 --> 02:15:29.550

Alexandra Turner, Select Board Member: We need to submit this and have and close this hearing, I believe, to submit this to DHCD.

834

02:15:32.130 --> 02:15:40.770

Alexandra Turner, Select Board Member: But if people still have comments, do those get submitted in writing, or if we still have remaining questions because my understanding is that once we send this,

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02:15:41.400 --> 02:15:51.360

Alexandra Turner, Select Board Member: unless there is minor tweaks, this is the way whatever we submit goes forward and needs to remain that way. We don't have the

opportunity for substantive change, correct?

836

02:15:54.090 --> 02:15:56.580

Jason Allison, Select Board Chair: Victoria, do you want to take a stab at that? I think you may.

837

02:15:56.910 --> 02:15:57.570

Victoria Petracca, Lancaster Affordable Housing Trust: Yeah. I don't know.

838

02:15:57.780 --> 02:16:02.430

Victoria Petracca, Lancaster Affordable Housing Trust: I'm a little hesitant to say that, you know, DHCD is going to

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02:16:03.780 --> 02:16:12.990

Victoria Petracca, Lancaster Affordable Housing Trust: bring the hammer down on us. I think if there are changes, I mean I don't know what constitutes a substantive change. I think, certainly, adding or

840

02:16:13.320 --> 02:16:26.190

Victoria Petracca, Lancaster Affordable Housing Trust: deleting parcels could. But, um, that's a conversation that we would have to have with DHCD. I think what DHCD wants to see is a good application with community support and if things are improving,

841

02:16:28.230 --> 02:16:33.630

Victoria Petracca, Lancaster Affordable Housing Trust: and we're asking to make some modifications, I think they would review it. I think they would study it and

842

02:16:34.770 --> 02:16:40.560

Victoria Petracca, Lancaster Affordable Housing Trust: I don't know, maybe I'm overly optimistic, but I think that, if it were in the interest of improving the 40R

843

02:16:42.090 --> 02:16:47.460

Victoria Petracca, Lancaster Affordable Housing Trust: and local support, I think they would be in favor, but I can't obviously speak for DHCD.

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02:16:49.590 --> 02:16:50.130

Victoria Petracca, Lancaster Affordable Housing Trust: So

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02:16:50.520 --> 02:16:54.180

Jason Allison, Select Board Chair: it's, it's a question for them. I do, I do know, I will say this, they are,

846

02:16:54.360 --> 02:17:01.530

Victoria Petracca, Lancaster Affordable Housing Trust: they're really clear that this is preliminary eligibility. This is not a final, this is not final approval so

847

02:17:02.910 --> 02:17:12.780

Victoria Petracca, Lancaster Affordable Housing Trust: I think that in saying that, they're, they're open and anticipating there might be some, some changes like you know, Russ had mentioned a couple of things. I mean that sort of thing could be

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02:17:13.200 --> 02:17:26.400

Victoria Petracca, Lancaster Affordable Housing Trust: potentially woven in, and I don't think DHCD is going to say "oh, too bad, you know we've already closed the door." So um, but you know I think Karen and I and the rest of the Housing Trust would have to talk with DHCD to be 100 percent certain.

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02:17:27.210 --> 02:17:27.870

Alexandra Turner, Select Board Member: Okay, thank you.

850

02:17:29.100 --> 02:17:34.920

Alexandra Turner, Select Board Member: Because, you know, I have to say that I started and end, in the same place, that I really like 40R and I intended on

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02:17:37.620 --> 02:17:44.820

Alexandra Turner, Select Board Member: thinking you know, looking at this more and more in depth and forwarding this. The things that really came to me today with some of the

852

02:17:45.240 --> 02:17:57.900

Alexandra Turner, Select Board Member: trying to make it as consistent with the character of other zoning because our zoning is a statement of our priorities, and one of the things that this document, the 40R, gives us is the ability to review, like the design standards,

853

02:18:00.060 --> 02:18:10.200

Alexandra Turner, Select Board Member: that you don't have in 40B. There's a lot of real pluses to 40R over 40B. Of course, the incentives it's a one time, but it still might, you know, a million dollars would be great for us.

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02:18:10.680 --> 02:18:26.700

Alexandra Turner, Select Board Member: So there's a lot of pluses. I would ask my, Jason and Jay to consider including a requirement that we study traffic as consistent with our Planning Board bylaws

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02:18:27.960 --> 02:18:37.470

Alexandra Turner, Select Board Member: as Russ mentioned. And the reason being is because one of the greatest impacts, I think it makes it a better document, one of the biggest impacts to

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02:18:38.700 --> 02:18:50.850

Alexandra Turner, Select Board Member: well, concerns that residents everywhere, not just North Lancaster but in town in general, have spoken about is traffic and traffic mitigation. It's not meant to limit it or be onerous but

857

02:18:51.990 --> 02:19:06.000

Alexandra Turner, Select Board Member: if you're building up to 1100 houses, obviously traffic is an impact, impacted. I know that the number of houses that we were looking at is 150, which is a lot more palatable to me, then, the proposed 600 unit 40B.

858

02:19:07.500 --> 02:19:16.680

Alexandra Turner, Select Board Member: But as you listen today, and I had looked at the chart, and it didn't make sense to me. So our true exposure is a little over 1100 which is 2 40B's.

859

02:19:18.420 --> 02:19:34.770

Alexandra Turner, Select Board Member: I find that to be, to, that gave me great pause. So my concern is if we have a Memorandum of Understanding with Capital Group, who now holds the option on purchasing this land or developing it and I know if they own it, say Capital Group and

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02:19:36.000 --> 02:19:41.490

Alexandra Turner, Select Board Member: the LLC don't come to terms or something happens, they find a better place to go

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02:19:43.530 --> 02:19:47.970

Alexandra Turner, Select Board Member: and they leave it, and we have this zoning overlay, does that mean

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02:19:49.680 --> 02:20:06.300

Alexandra Turner, Select Board Member: you know, Joe Smith developer can come in and

build 1100 houses without any MOA because it's not hooked, because the parties have dissolved, but we have a zoning overlay? So are we now, we now because we have to zone without respect to

863

02:20:07.560 --> 02:20:17.820

Alexandra Turner, Select Board Member: landowners or personality. It's a, it's an overarching overlay and the underlay actually should be thought of just neutral without what's been promised. For example,

864

02:20:18.090 --> 02:20:33.000

Alexandra Turner, Select Board Member: it may not be Target, it could be Amazon, it could be a Trader Joe's, you know, but we just have to say what is what is allowed. So does this zoning overlay with the potential of 1100 houses or homes

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02:20:36.150 --> 02:20:41.850

Alexandra Turner, Select Board Member: stand alone, without any MOA and it sounds to me like it probably would. Am I right on that?

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02:20:42.870 --> 02:20:55.050

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, the bylaw stands alone. The MOA is in place with Capital Group, we are working on it with Capital Group for that specific development project within the 40R, but the bylaw stands alone.

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02:20:55.890 --> 02:21:02.280

Victoria Petracca, Lancaster Affordable Housing Trust: I do want to make a comment about 40R, in general. The whole point is higher density housing.

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02:21:02.520 --> 02:21:10.260

Victoria Petracca, Lancaster Affordable Housing Trust: And, and so, if the town entertains a 40R district elsewhere, say at DCAMM or at AUC,

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02:21:11.460 --> 02:21:28.470

Victoria Petracca, Lancaster Affordable Housing Trust: you know, we're talking about actually a larger 40R. If all of DCAMM were to become a 40R district, that entire campus is about 80 acres, so larger than this one. So you're looking at that capacity number. It's going to be

870

02:21:29.670 --> 02:21:41.070

Victoria Petracca, Lancaster Affordable Housing Trust: most likely larger. AUC's campus is 135 acres, so even larger. So I think that we as a community have to sort of like

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02:21:41.670 --> 02:21:48.930

Victoria Petracca, Lancaster Affordable Housing Trust: get comfortable with long-term, thinking about things in long-term horizons, long-term planning,

872

02:21:49.890 --> 02:21:59.670

Victoria Petracca, Lancaster Affordable Housing Trust: both financial but also affordable housing and housing in general. Multi-family housing, whether or not it's affordable. I mean, these are things that are

873

02:22:00.030 --> 02:22:10.710

Victoria Petracca, Lancaster Affordable Housing Trust: coming down the Pike. Well, I mean the 40R is not mandated, but the MBTA is mandated, the 750 units in the draft guidelines, minimum.

874

02:22:11.160 --> 02:22:22.320

Victoria Petracca, Lancaster Affordable Housing Trust: That is mandated. So where, I mean, whether it goes in our 40R and we, we check off both boxes at once, or we create yet another district for the MBTA.

875

02:22:22.710 --> 02:22:28.590

Victoria Petracca, Lancaster Affordable Housing Trust: These are conversations that aren't going away. I mean if we, let's say we don't do this 40R,

876

02:22:28.920 --> 02:22:35.190

Victoria Petracca, Lancaster Affordable Housing Trust: we're still going to be having these conversations about multi-family housing in the context of the MBTA legislation.

877

02:22:35.460 --> 02:22:49.170

Victoria Petracca, Lancaster Affordable Housing Trust: And we very well may be having them in the context of DCAMM 40R, AUC 40R. And all of these are about long-term capacity for denser housing than we typically have in our town.

878

02:22:50.460 --> 02:22:56.220

Alexandra Turner, Select Board Member: Yeah, and I completely agree with the State and their mandate that we should have denser housing, so it's not that.

879

02:22:56.490 --> 02:23:07.410

Alexandra Turner, Select Board Member: And my understanding, and I'll talk to you about it more, not here, but not now because we have too much to do, but even things like DCAMM, you have the density, but you can also have some open space offsets and

some retail, some other things, too.

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02:23:07.830 --> 02:23:09.060

Alexandra Turner, Select Board Member: So it doesn't have to be

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02:23:09.660 --> 02:23:17.190

Alexandra Turner, Select Board Member: every scrap. It couldn't actually even be with the environmental side, every scrap of land, is that is that dense but

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02:23:18.420 --> 02:23:24.780

Alexandra Turner, Select Board Member: Okay, so my, I guess to Jason and Jay, I think it's fair to include,

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02:23:26.550 --> 02:23:27.810

Alexandra Turner, Select Board Member: or prudent to include,

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02:23:29.310 --> 02:23:35.340

Alexandra Turner, Select Board Member: a requirement that we have a traffic, that we meet our current traffic review standards but

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02:23:36.810 --> 02:23:38.910

Alexandra Turner, Select Board Member: that seems like a,

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02:23:38.940 --> 02:23:40.620

Alexandra Turner, Select Board Member: does there, Victoria, is there any objection to that?

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02:23:41.970 --> 02:23:57.480

Victoria Petracca, Lancaster Affordable Housing Trust: No, I don't have any objection to it. I think, where we can incorporate feedback. I know, I think, I mean again, I think I need to talk to the Housing Trust, to my fellow board members. Tomorrow night we have a meeting. But I mean I personally don't have any objection to it, so.

Alexandra Turner, Select Board Member: Okay.

888

02:23:59.340 --> 02:24:01.470

Jason Allison, Select Board Chair: Cool. All right, Jay, did you have anything you wanted to add?

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02:24:05.130 --> 02:24:05.760

Jason Allison, Select Board Chair: Jay, you're on mute.

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02:24:08.130 --> 02:24:09.450

Jay Moody, Select Board Clerk: Not really very much.

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02:24:11.070 --> 02:24:20.880

Jay Moody, Select Board Clerk: This is a preliminary okay. This is not a building thing. It's not going to happen tomorrow.

Jason Allison, Select Board Chair: Correct.

Jay Moody, Select Board Clerk: Its a preliminarury thing from the State. And if we

892

02:24:22.380 --> 02:24:25.530

Jay Moody, Select Board Clerk: keep putting things off, things get, it'll never get done.

893

02:24:25.980 --> 02:24:37.320

Jason Allison, Select Board Chair: Thank you, Jay. All right, so, so Jeff, procedurally here, I think the, do we close the, the public meeting and then there's a motion offered? Is that procedurally what we do?

Jeff Nutting, Town Administrator: Yep.

894

02:24:37.620 --> 02:24:42.330

Jason Allison, Select Board Chair: All right. So I'd entertain a motion to close the public hearing.

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02:24:42.750 --> 02:24:43.410

Jay Moody, Select Board Clerk: So moved.

896

02:24:44.040 --> 02:24:47.580

Jason Allison, Select Board Chair: All right, any discussion? Or, I'll second that. Any discussion?

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02:24:49.560 --> 02:24:51.030

Jason Allison, Select Board Chair: Seeing no discussion, Alix?

Alexandra Turner, Select Board Member: I.

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02:24:51.720 --> 02:24:52.800

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: I.

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02:24:53.430 --> 02:25:05.880

Jason Allison, Select Board Chair: And Jason, I. Three-zero for the I's, closing the public meeting. All right, so Victoria, I think that you, basically you have come to the Board asking for, let me read this here

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02:25:06.990 --> 02:25:20.790

Jason Allison, Select Board Chair: asking to consider the Board's submission of an Application for Preliminary Determination of Eligibility for the 40R zoning to the Massachusetts DHCD. Um so, do you have, do you have some language that you would like the Board to make a motion on, and for us to deliberate on?

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02:25:22.110 --> 02:25:35.760

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, quite simply, the Affordable Housing Trust requests that the Chief Executive Officer of Lancaster submit the Application for a

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02:25:36.810 --> 02:25:44.880

Victoria Petracca, Lancaster Affordable Housing Trust: Determination of Preliminary Eligibility for the North Lancaster Smart Growth Overlay District under Chapter 40R.

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02:25:45.570 --> 02:25:46.950

Jason Allison, Select Board Chair: So moved. Is there a second?

Jay Moody, Select Board Clerk: Second.

904

02:25:48.570 --> 02:25:50.010

Jason Allison, Select Board Chair: All right, discussion. Alix?

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02:25:52.050 --> 02:25:55.770

Alexandra Turner, Select Board Member: This is a question to my Board members, but maybe with some

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02:25:57.780 --> 02:26:01.680

Alexandra Turner, Select Board Member: input from Victoria. I would like to amend that to add the

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02:26:03.450 --> 02:26:07.950

Alexandra Turner, Select Board Member: requirement to have, require a traffic study consistent with our zoning bylaws.

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02:26:12.300 --> 02:26:12.780

Victoria Petracca, Lancaster Affordable Housing Trust: Yes.

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02:26:13.530 --> 02:26:13.920

Alexandra Turner, Select Board Member: That's just a study,

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02:26:14.700 --> 02:26:15.780

Alexandra Turner, Select Board Member: that's just a study. It doesn't stop anybody.

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02:26:15.780 --> 02:26:18.390

Jason Allison, Select Board Chair: Is anybody going to second that motion?

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02:26:19.080 --> 02:26:20.160

Jason Allison, Select Board Chair: Or second the amendment?

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02:26:21.180 --> 02:26:21.750

Jay Moody, Select Board Clerk: Um,

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02:26:23.130 --> 02:26:29.280

Jay Moody, Select Board Clerk: we've already done traffic studies down there for the whole thing, right? Does that include what we're doing?

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02:26:30.510 --> 02:26:35.100

Alexandra Turner, Select Board Member: This is if somebody else takes over the project, be somebody else, it's the 40R portion,

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02:26:35.610 --> 02:26:51.000

Alexandra Turner, Select Board Member: which doesn't currently require it. The other portions do require it. But if this deal falls apart and John Smith developer buys it then, whatever the developer is that inherits the zoning should be required to do traffic, just like any other one

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02:26:52.050 --> 02:26:53.550

Alexandra Turner, Select Board Member: according to our zoning.

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02:26:55.650 --> 02:27:00.150

Jay Moody, Select Board Clerk: Would that be something that should be in the MOA, or that we'd do it separately?

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02:27:00.300 --> 02:27:04.050

Alexandra Turner, Select Board Member: The MOA is with entity. Its not with the zoning.

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02:27:04.230 --> 02:27:07.800

Jay Moody, Select Board Clerk: Yeah but, you can put it with the, you can put it with the, Jeff?

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02:27:10.860 --> 02:27:16.650

Jeff Nutting, Town Administrator: I think it makes sense because you're talking about not just this development but future development.

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02:27:18.420 --> 02:27:21.000

Jeff Nutting, Town Administrator: So I think a traffic study is absolutely

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02:27:22.200 --> 02:27:28.260

Jeff Nutting, Town Administrator: critical to, the next person comes in with 300 units, you want to know what the peak

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02:27:28.860 --> 02:27:32.280

Jeff Nutting, Town Administrator: issues are, what mitigation would be, so I don't think it's any harm

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02:27:32.580 --> 02:27:35.100

Jeff Nutting, Town Administrator: to ask them to include that in the submission.

Jay Moody, Select Board Clerk: Fine.

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02:27:39.300 --> 02:27:40.560

Jason Allison, Select Board Chair: Is anybody going to second the amendment?

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02:27:40.560 --> 02:27:41.880

Jay Moody, Select Board Clerk: I'll second it.

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02:27:42.660 --> 02:27:44.070

Jason Allison, Select Board Chair: All right, discussion? Alix?

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02:27:45.270 --> 02:27:47.010

Alexandra Turner, Select Board Member: No, thank you.

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: No.

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02:27:47.550 --> 02:27:55.350

Jason Allison, Select Board Chair: All right. So I don't understand the amendment. So, so the motion was to approve sending this

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02:27:57.300 --> 02:28:04.470

Jason Allison, Select Board Chair: to DHCD, and, and what are we, what are we doing? Are we requiring a traffic study before we send it to DHCD, are we saying...I'm sorry?

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02:28:05.850 --> 02:28:16.980

Alexandra Turner, Select Board Member: No, I'm sorry, Jason. What I asked is what the document that we're currently sending as a document for DHCD to review, and it spells out the conditions.

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02:28:17.490 --> 02:28:27.570

Alexandra Turner, Select Board Member: My amendment is to include in the conditions, the requirement for whatever entity inherits there, that they will have to do a traffic study for whatever portion of the 40R.

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02:28:28.650 --> 02:28:38.400

Alexandra Turner, Select Board Member: The 40R could be small, it could be 6 units, it could be 1100 units, and right now, they don't necessarily have to do a traffic study.

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02:28:38.880 --> 02:28:41.550

Alexandra Turner, Select Board Member: So if John Smith buys this property,

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02:28:42.690 --> 02:28:43.590

Alexandra Turner, Select Board Member: um, and then we've

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02:28:44.280 --> 02:28:45.090

Jason Allison, Select Board Chair: Yeah, yeah, I got that, I got that.

938

02:28:45.120 --> 02:28:48.330

Jason Allison, Select Board Chair: But so you're saying that the application

Jeff Nutting, Town Administrator: include that.

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02:28:50.400 --> 02:28:50.730

Alexandra Turner, Select Board Member: Right.

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02:28:50.790 --> 02:28:57.510

Alexandra Turner, Select Board Member: Yes, the application includes all the conditions and I'm just adding that as a condition that got left out.

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02:28:58.710 --> 02:29:03.480

Jason Allison, Select Board Chair: Okay. Victoria, is that something that this Board can influence as part of the...?

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02:29:03.540 --> 02:29:15.240

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, absolutely and I understood Russ's point. I see his hand is raised. But I think what, what we actually want is in the 40R bylaw, we want to

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02:29:15.480 --> 02:29:17.730

Victoria Petracca, Lancaster Affordable Housing Trust: include some additional language

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02:29:17.880 --> 02:29:30.630

Victoria Petracca, Lancaster Affordable Housing Trust: that requires traffic studies for future projects within the 40R district. So, and I'm happy to work with Russ on that, if he's amenable to that, to get that language right.

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02:29:31.620 --> 02:29:47.640

Victoria Petracca, Lancaster Affordable Housing Trust: But I think that's what we're talking about, is amending the bylaw proposal to include that, so that down the road, somebody submits a project within that 40R district, the traffic study is done

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02:29:50.250 --> 02:29:59.040

Victoria Petracca, Lancaster Affordable Housing Trust: according to the way that the Planning Board currently does it. But the, I mean, Russ's hand is up. I think we should just ask him.

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02:30:00.090 --> 02:30:11.160

Jason Allison, Select Board Chair: We're, this is an amendment to a motion that Alix made. I want to make sure that I fully understand it before I vote. So, so Alix you agree? Is that the amendment to the motion that you made?

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02:30:12.240 --> 02:30:12.750

Jason Allison, Select Board Chair: Do you agree?

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02:30:13.380 --> 02:30:13.950

Alexandra Turner, Select Board Member: Yes, I agree. I agree.

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02:30:14.820 --> 02:30:25.980

Jason Allison, Select Board Chair: Cool. So we're good. So Victoria what I heard you say is that this is appropriate and you as representative of the Affordable Housing Trust, this is something that can go forward.

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02:30:27.090 --> 02:30:27.480

Victoria Petracca, Lancaster Affordable Housing Trust: Yes.

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02:30:27.960 --> 02:30:32.820

Jason Allison, Select Board Chair: Cool. All right, any other discussion? All those in favor, Alix?

Alexandra Turner, Select Board Member: I.

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02:30:33.570 --> 02:30:34.800

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: I.

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02:30:36.150 --> 02:30:43.650

Jason Allison, Select Board Chair: And Jason, I. Three-zero for the I's on the amendment. So what that means is basically, I'm summarizing, but the, the motion is to

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02:30:45.000 --> 02:30:55.830

Jason Allison, Select Board Chair: submit this application for Preliminary Determination of Eligibility to the DHCD, and amend that application to require a traffic study for the applicant. Do I have that correct?

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02:30:58.800 --> 02:31:01.050

Alexandra Turner, Select Board Member: Yes, as a condition of applying, yes.

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02:31:02.100 --> 02:31:05.940

Jason Allison, Select Board Chair: As a condition of applying. Victoria, do you agree with that, as the motion?

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02:31:09.000 --> 02:31:09.840

Victoria Petracca, Lancaster Affordable Housing Trust: Say it one more time.

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02:31:10.320 --> 02:31:12.810

Jason Allison, Select Board Chair: So, so basically

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02:31:13.140 --> 02:31:14.580

Jason Allison, Select Board Chair: it's the motion that you made

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02:31:15.030 --> 02:31:23.280

Jason Allison, Select Board Chair: and we're also requiring a traffic study per the application, for the application.

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02:31:24.960 --> 02:31:28.380

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, for applications under the 40R bylaw.

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02:31:28.470 --> 02:31:29.700

Jason Allison, Select Board Chair: Under the 40R bylaw.

964

02:31:30.030 --> 02:31:31.410

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, Karen, do you agree with

965

02:31:31.410 --> 02:31:31.770

Victoria Petracca, Lancaster Affordable Housing Trust: that?

966

02:31:33.960 --> 02:31:34.770

Jeff Nutting, Town Administrator: Mr. Chairman.

Jason Allison, Select Board Chair: Yes, Jeff.

967

02:31:36.030 --> 02:31:41.820

Jeff Nutting, Town Administrator: The application that gets sent to DHCD must

include that

968

02:31:42.990 --> 02:31:48.570

Jeff Nutting, Town Administrator: a traffic study will be done in accordance with Planning Board standards for any applicant.

Jason Allison, Select Board Chair: Alix, you agree with that?

969

02:31:50.370 --> 02:31:53.400

Alexandra Turner, Select Board Member: Well said, yes.

970

02:31:53.910 --> 02:31:55.080

Jason Allison, Select Board Chair: Victoria, you good with that?

971

02:31:55.380 --> 02:31:56.010

Victoria Petracca, Lancaster Affordable Housing Trust: Yes, I am.

972

02:31:56.430 --> 02:31:57.450

Jason Allison, Select Board Chair: Karen, you good with that?

973

02:31:59.040 --> 02:31:59.280

Karen Chapman, Montachusett Regional Planning Commission, MRPC: No.

974

02:32:00.570 --> 02:32:01.800

Jason Allison, Select Board Chair: No, you're not good with that.

975

02:32:02.100 --> 02:32:13.890

Karen Chapman, Montachusett Regional Planning Commission: No, so you can't simply, so in the 40R bylaw, you can't refer to anything outside the 40R bylaw. We would have to cut and paste the

976

02:32:13.920 --> 02:32:16.770

Karen Chapman, Montachusett Regional Planning Commission: traffic part of the site plan review.

977

02:32:16.800 --> 02:32:17.730

Jeff Nutting, Town Administrator: Yes, right.

978

02:32:17.850 --> 02:32:18.840

Alexandra Turner, Select Board Member: Yes.

979

02:32:19.260 --> 02:32:19.560

Jeff Nutting, Town Administrator: Yes.

980

02:32:20.760 --> 02:32:22.950

Karen Chapman, Montachusett Regional Planning Commission: So, we're required to submit the bylaw,

981

02:32:22.980 --> 02:32:26.940

Karen Chapman, Montachusett Regional Planning Commission: the application, the density spreadsheet, and about a dozen

982

02:32:28.080 --> 02:32:28.980

Karen Chapman, Montachusett Regional Planning Commission: attachments.

983

02:32:29.850 --> 02:32:33.480

Alexandra Turner, Select Board Member: So Karen, as I don't have that language right now,

984

02:32:34.620 --> 02:32:40.410

Alexandra Turner, Select Board Member: the motion would reflect that we use the same language, will be incorporated into the 40R

985

02:32:41.580 --> 02:32:42.240

Alexandra Turner, Select Board Member: submission.

986

02:32:42.840 --> 02:32:43.230

Karen Chapman, Montachusett Regional Planning Commission: Yes.

987

02:32:44.430 --> 02:32:46.140

Jason Allison, Select Board Chair: And Victoria, you are all set with that, right?

988

02:32:46.470 --> 02:32:47.370

Victoria Petracca, Lancaster Affordable Housing Trust: I am, yes.

989

02:32:47.820 --> 02:32:52.260

Jason Allison, Select Board Chair: Cool, okay. All those in favor. Alix?

Alexandra Turner, Select Board Member: I.

990

02:32:52.620 --> 02:32:53.940

Jason Allison, Select Board Chair: Jay?

Jay Moody, Select Board Clerk: I.

991

02:32:54.390 --> 02:33:07.860

Jason Allison, Select Board Chair: And Jason, I. Three-zero for the I's. Thank you very much, Victoria, Karen. Appreciate it and to all the residents, to all the feedback, thank you again, and Alix, Jay and Jeff, thank you for your patience. Okay.

Victoria Petracca, Lancaster Affordable Housing Trust: Thank you, Select Board.

992

02:33:10.050 --> 02:33:14.190

Jason Allison, Select Board Chair: Moving on from the scheduled appearances and public hearings.

993

02:33:16.260 --> 02:33:26.970

Jason Allison, Select Board Chair: Public comment period, so as a friendly reminder, we have a new policy which is all emailed public comment will not be read, but it'll be included

994

02:33:27.780 --> 02:33:42.780

Jason Allison, Select Board Chair: as part of the Minutes, so I have forwarded all the public comment that I have received to the Town Administrator and Kathy Rocco. So Alix and Jay, if you've received any written public comment, please do the same. Otherwise, I'd like to open up public comment to residents.

995

02:33:46.650 --> 02:33:47.610

Jason Allison, Select Board Chair: We all talked out?

996

02:33:49.920 --> 02:33:50.820

Alexandra Turner, Select Board Member: This is the first.

997

02:33:51.660 --> 02:33:53.220

Jason Allison, Select Board Chair: Seeing no hands.

998

02:33:55.200 --> 02:33:58.110

Jason Allison, Select Board Chair: All right, moving on to Town Administrator

report, Jeff.