



259 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772 www.capitalgroupproperties.com

May 19, 2022

Victoria Petracca
Chair
Lancaster Affordable Housing Trust
Prescott Building
701 Main Street
Lancaster, MA 01523

RE: Proposed 40B Development on a portion of the 702, LLC Property in Lancaster, MA

Dear Victoria:

I am writing the Lancaster Affordable Housing Trust to clarify Capital Group Properties position on the proposed 40R zoning amendment vs. the proposed 40B development application filed by Capital group with MassHousing recently.

We have worked for over a year collectively with the Lancaster Affordable Housing Trust and other Lancaster officials and committees to try and support a zoning amendment to allow for a 40R Smart Growth development project on a portion of the land under option to 702, LLC. We feel all sides have worked hard to bring forth a proposal for a first class development that meets the needs of the greater Lancaster community by offering a new multi-family affordable rental housing community along with some much needed small shop retail, professional services and possibly restaurant space.

We have also worked with the Economic Development Committee to bring forth a zoning amendment to change the zoning on approximately 1/3 of the 702, LLC land from residential to the enterprise zone to allow for an all non-residential development on the entire 350+ acre 702, LLC land parcel located off of McGovern Blvd.

This is the preferred development scenario by Capital Group Properties should the proposed zoning articles go forward and pass at a future town meeting. In the interim we have filed an application for site eligibility with MassHousing for a 200-unit for sale affordable housing community on a portion of residentially zoned 702, LLC land. Should the proposed zoning amendments not move forward for a town meeting vote or does not pass at a future town meeting, Capital Group Properties will move forward with the 40B development proposal on a

portion of the residentially zoned 702, LLC land and a by right commercial/logistics development proposal for the 702, LLC land that lies within the enterprise zone as well as the option land parcels along McGovern Blvd. and Lunenburg Road.

Hopefully, this clarifies Capital Group Properties position in regard to the 40R Smart Growth proposal and the 40B development proposal. Thank you.

Very truly yours,
Capital Group Properties, LLC

Bill Depietri

William A. Depietri
President