

40R District Application – Preliminary Determination of Eligibility

**MASSACHUSETTS DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT**

**40R DISTRICT / ZONING APPLICATION FORM
PRELIMINARY DETERMINATION OF ELIGIBILITY**

Municipality: Lancaster

Name of District: North Lancaster Smart Growth Overlay District

☒ Smart Growth Zoning District (SGZD) ☐ Starter Home Zoning District (SHZD)

☐ Expedited Review (qualified SHZDs only; [see corresponding checklist](#))

Municipal contact person: Jeff Nutting

Title & Department: Town Administrator
Administration & Select Board

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The undersigned, chief executive of a Municipality or duly authorized designee of the Town of Lancaster hereby certifies that all information in this application is accurate and complete as of the date hereof.

Signed:

Name, title: 
Jason Allison, Chair
Lancaster Select Board

Date: Feb. 8, 2022

Key Data from corresponding District Summary Information Spreadsheet

Complete the Smart Growth / Starter Home Residential Density Plan/Map and Density Data Spreadsheet prior to completing this application form and before completing the accompanying District Summary Information Spreadsheet, certain cells of which will automatically populate based on information from the Density Data Spreadsheet. It is highly recommended that the municipality submit a draft Smart Growth / Starter Home Residential Density Plan/Map to DHCD for informal review and feedback prior to submission of a formal application, particularly if the Developable Land within the proposed District includes land identified as Underutilized Land. Capitalized terms used but not defined in this document have the meaning set forth in the Density Data Spreadsheet and/or 760 CMR 59.02. Where other capitalized terms first appear, there is generally a corresponding hyperlink to the definitions section in the last portion of this document. Pressing the "Ctrl" key and clicking on the back arrow symbol [↶] that appears after the linked definition will bring you back to the corresponding reference in the application form.

Prepared by the Montachusett Regional Planning Commission & Lancaster Affordable Housing Trust