



J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
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June 1, 2022

BY EMAIL (jfarinacci@lanasterma.net)

Planning Board
Town of Lancaster
701 Main Street
Lancaster, MA 01523

Re: North Lancaster Smart Growth Overlay District

Dear Planning Board Members:

I am writing to confirm that I have reviewed the proposed North Lancaster Smart Growth Overlay District (NL-SGOD) 40R Bylaw, and believe it is consistent with M.G.L. c.40R §§1-14 and with applicable Department of Housing and Community Development regulations, 760 CMR 59.00.

In addition, based on my recent correspondence with DHCD about the NL-SGOD 40R Bylaw, I understand that DHCD expects to issue a letter of eligibility/conditional eligibility before the Planning Board's hearing on June 8. However, DHCD has also confirmed by email that its letter of eligibility is not a prerequisite to conducting the Planning Board hearing. Therefore, the absence of a letter from DHCD before June 8 (should it come to that) would not serve as an impediment to conducting the hearing as scheduled.

Thank you very much for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher H. Heep', with a stylized, flowing script.

Christopher H. Heep

cc: Kate Hodges, Town Administrator
Victoria Petracca