

Draft 40R Bylaw: Changes from Red-line Version 3 to Clean Version 4

Due to Version 3 dated August 31, 2021 already being a heavily red-lined document, and a desire for an easier to read document for review by all parties, this comprehensive list tracks the changes made in clean Version 4. These are based upon the August 18, 2021 meeting of the Affordable Housing Trust with the Montachusett Regional Planning Commission, largely reflected in MRPC's Version 3, and additional format & flow changes made when converting from the heavily red-lined document to a clean document. These additional changes below were made with AHT consent at the same August 18, 2021 meeting.

Version 4 was submitted for initial feedback from DHCD (with MRPC in copy), Town Counsel, and the Town Planning Consultant.

Formatting Changes

1. Font size increase from 11 to 12
2. Header
 - a. Delete "PLEASE RED-LINE ALL CHANGES TO THE SMART GROWTH ZONING TEMPLATE" (this works well on first draft version, but soon becomes difficult to read on subsequent versions).
 - b. Move page number from top to bottom right corner
3. Footer
 - a. Add author: "Prepared by the Montachusett Regional Planning Commission & Lancaster Affordable Housing Trust"
 - b. Change from auto-update with each viewing to "Draft – [Date]"
 - c. Add page number of total pages
4. Replace "G.L." with "M.G.L."
5. Change number, letter, and space formatting used for outline purposes wherever necessary for consistency throughout the entire document, for example, "1." to (1).
6. Remove DHCD guideline comments provided in italics for initial document creation

Text

1. Remove "NLSGOD" abbreviation from title
2. Remove "General Regulations that apply to all Smart Growth Overlay Districts"
3. Break the one, long sentence under "Purpose" into two sentences.
4. A-2: add "and meet all residents' needs"
5. A-3: add "Town of", "Commonwealth", "deed-restricted inventory" and provide smoother flow. Remove "and meet all residents' needs" and move to A-2 where corresponds better.
6. A-4: change "cost-effective development review and permitting" to "cost effective review and permitting of development."
7. Definition of NLSGOD: change reference from "this Section 8.8" to "this Section 8.9"

8. Under “Applicability of SGODs – Scope and Authority”: change “and is shown on the map entitled “North Lancaster Smart Growth Overlay District” to “and as shown on the map entitled “North Lancaster Smart Growth Overlay District”
9. Under “Permitted Uses – Residential Projects (a): change “no matter if homeownership or rental;” to “through homeownership and/or rental;”
10. Under “Mixed-use Development Projects”: re-order uses for easier understanding
 - a. Under “Housing and Housing Affordability – (1) Number of Affordable Housing Units”: Insert reference to MGL Chapter 40R for the source of requirements for both homeownership and rental units.
 - b. Insert reference to Lancaster’s Inclusionary Zoning Bylaw for projects with less than 13 units.
11. Under “Plan Approval Procedures – Circulation to Other Boards”: add “Affordable Housing Trust” to list of boards receiving a copy of application materials. “Monitoring Agent” is listed, but recommend adding AHT as an added precaution.