

Affordable Housing Trust  
November 4, 2021  
Meeting held via Zoom videoconference

Roll Call

Present were:

Victoria Petracca, Chair  
Frank Streeter, Secretary  
Jay Moody  
Carolyn Read  
Debra Williams  
Marilyn Largey, ex officio (absent)

Chair Victoria Petracca called the Affordable Housing Trust's (AHT) meeting to order over Zoom at 7:03 PM and called the roll of the Trustees.

**Approval of Meeting Minutes**

None

**Monitoring of Lancaster's Existing Affordable Housing Inventory**

Trustee Read updated the Board on the status of 32 Carter St. DHCD has finally responded and their legal department has determined that the language in the existing deed rider is incorrect and must be redone. This would usually be done at the time of the resale of the unit, but Trustee Read feels the current owner may sign it willingly. She will follow up once she receives the correct rider language from DHCD.

Chair Petracca briefed the Board on the Harbor Homes project now being built at 2038 Lunenburg Road. Atty. Campobasso has a list of affordable housing consultants to work with on the DHCD application process. These will be considered Local Action Units. Chair Petracca reported that construction could begin in Spring 2022.

**Scheduled Appearances**

None

**Continued Discussion of 40R Zoning in North Lancaster**

The Board reviewed draft 7 of the 40R zoning proposal and flushed out a number of typos and other misc. small edits.

Chair Petracca reviewed the hearing and approval process. Once the draft of the proposed 40R zoning district is complete AHT has to formally approve the final draft of the proposal, then the Select Board needs to approve submitting the proposal to DHCD for preliminary approval, then DHCD needs to issue their preliminary approval, and only then can the proposal go to the Planning Board for their required public hearing before a vote at Town Meeting. This is anticipated to be at the annual Special Town Meeting, which is now expected to be in February. Chair Petracca has contacted the Select Board about scheduling their hearing.

**Trustee Read moved to authorize Chair Petracca to submit a formal request for a hearing to the Select Board; Trustee Williams seconded the motion, and the motion passed on a 5-0 vote.**

North Lancaster resident Rob Zidek asked about opportunities for public comment on the 40R proposal. Chair Petracca noted that both the Select Board and the Planning Board will need to hold hearings on the matter where there will be public comment. Zidek also asked about the various deadlines and at what point the proposal could no longer be modified. Chair Petracca presented the Planning Board's letter about their schedule for hearings on proposed zoning articles in preparation for a Special Town Meeting now expected on February 15. The Board felt meeting that timeline would be reasonable.

Chair Petracca presented a draft letter to the Planning Board in response to their letter to the Trust about the Permit Approval Authority for the proposed 40R district. The Board approved of the letter and authorized her to send it.

Chair Petracca noted there was no update on a proposed MOA about the 40R.

Chair Petracca updated the Board on Capital Group's progress on their 40B housing proposal. Capital Group has met with Mass Housing to give a 40B proposal presentation but Mass Housing has not received Capital Group's preliminary application yet.

The Board discussed Lancaster's affordable housing inventory. DHCD will update the number of year round housing units in Lancaster next year based on the new 2020 census data, but their current number is 2544 units. Right now Lancaster has 140 units of deed restricted affordable housing, which is about 5.5% of its housing stock. There are other units in the permitting process but not enough for the Town to even get close to 10%, and that's before DHCD's updated housing census numbers, which will raise the 10% threshold.

Chair Petracca updated the Board on MOC's work on the former Jones Crossing development. They are advancing through the permitting process.

The Board reviewed CHAPA's Municipal Engagement Initiative (MEI) and MEI 'lite' programs. Trustee Read had some comments on the application and asked if it required a specific project. Chair Petracca responded that the program does require a specific project, for instance getting the Town to adopt an accessory apartment by-law, but even something like a 'Housing for All' publicity program would qualify. She wants to get input from CHAPA about this and Trustee Williams agreed. Trustee Moody cautioned the Board not to become overcommitted.

**Trustee Read moved to approve the CHAPA application; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.**

### **Public Comment**

North Lancaster resident Rob Zidek asked about the 10% affordable housing threshold vs. the necessity of the 40R district and Chair Petracca explained that they are not linked. She also noted that Lancaster has a great need for affordable housing and the Affordable Housing Trust has no intention of stopping building affordable housing once the Town exceeds the 10% affordability threshold. Trustee Read wholeheartedly agreed. Zidek thanked the Board for all their efforts and the Board thanked him for expressing his concerns.

Zidek then asked how the 40R zoning is linked to Capital Group's larger project. Secretary Streeter noted there is no direct link and that the AHT had tried to negotiate the best deal possible for the Town under the circumstances. He pointed out that the 40R zone would not be built out if Capital Group does not get its requested rezoning.

Finally Zidek objected to the hybrid Permit Approval Authority (PAA) in the 40R zoning proposal. He stated that he supports the 40R zoning proposal but will not vote for it unless the Planning Board is the PAA. Chair Petracca and the Board stated their feelings to the contrary and the parties all agreed to respectfully disagree on the matter.

### **New Business**

Trustee Williams reported on a small gathering of neighbors on Old Common Road at the RFK School as a meet & greet and to explain RFK's plans for the site. RFK will be using more of the site and improving some of the presently semi-rundown buildings there. The Perkins School will be moving some of its administrative operations into the gray building on site. RFK is also proceeding on a parallel track with Lancaster on having their part of the DCAMM site transferred to them. Chair Petracca updated the Board on the DCAMM transfer process and its current status.

### **Communications**

Chair Petracca referred the Trustees to the webinars listed in the agenda.

The next two scheduled Affordable Housing Trust Meetings will be held on Thursday, November 18, 2021 at 7 P.M. via Zoom, and on Thursday, December 2, 2021 at 7 P.M. via Zoom.

### **Adjournment**

There being no further business to consider,

**Trustee Moody moved to adjourn the meeting; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.**

The meeting adjourned at 9:25 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary