

Affordable Housing Trust  
August 19, 2021  
Meeting held via Zoom videoconference

**I. Roll Call**

Present were:

Victoria Petracca, Chair  
Jay Moody  
Carolyn Read  
Debra Williams  
Marilyn Largey

Chair Victoria Petracca called the Affordable Housing Trust meeting to order over Zoom at 7:03 pm and called the roll of the Trustees.

**II. Approval of Meeting Minutes**

Review tabled to next meeting

**III. Updates to Subsidized Housing Inventory**

32 Carter Street: Trustee Read reported that no updates have been received from DHCD

Harbor Classic Homes: Chair Petracca noted that the developer is working on getting the LIP/LAU application and marketing plan completed. An attendee asked why work had stop and it was stated that the Conservation Commission was reviewing details of the plan.

**IV. Scheduled Appearances**

Karen Chapman, MRPC shared the latest draft and the Trust discussed a number of sections of the updated draft of the Chapter 40R Bylaw and Application for Lunenburg Road. Updates discussed and approved were:

-Section 220-9, 3: change to 'be above the State's 10% requirement'

-Definitions: *Eligible Households* should include 'earn less than or equal to 80%'

-Section C1: Add that a copy should be in the Community Development and Planning Office as well

-Section D2: Ms. Chapman to check the statute to determine if gross floor area in non-residential cannot exceed 49%

-Section E1: The qualifier 'homeownership' needs to be added to '20% housing units'. A discussion was held on the affordability percentages and the Trust agreed to include that of 150 units, 12 will be at 60% AMI or less and 26 at 80% AMI or less and the balance at 80% or less and this will extend to all projects. The phrase 'under 100 units' should be removed.

-Section E2A: The Trust members clarified that LAHT or its designee shall be the Monitoring Agent.

-Section G8: The Trust deferred the parking requirements to the Lancaster requirements

-Plan Approval Authority: The Trust approved a change that reads, 'each Board selects its own representative chosen by and from their membership'.

-J11: This section needs to be more clear and explicit

-N1: Ms. Chapman will confirm the number of acres as there was discussion of 64 vs. 80. A discussion of the term underutilized was held concerning the designation of the JB Hunt land and Ms. Chapman will check on that designation.

The Trust agreed to have Chair Petracca work with Ms. Chapman to make any additional modifications for flow and section numbers. It was noted that the Select Board will hold a public hearing for feedback on the proposed 40R by-law.

Trustee Read moved to accept the By-Law as drafted, Trustee Williams seconded the motion, all Trustees voted in favor of the motion.

**V. DCAMM**

Trustees Petracca, Streeter and Williams attended a site tour of the DCAM property at 220 Old Common Road. The next step is for a representative from DCAM to present to the Select Board.

**VI. Public Comment**

Lancaster resident Dick Trussell discussed homeownership.

**VII. New Business**

No new business was discussed.

**VIII. Communications**

The next meetings of the Affordable Housing Trust were announced for September 2<sup>nd</sup> and 16<sup>th</sup> via Zoom at 7 pm.

**IX. Adjournment**

Trustee Williams moved and Trustee Moody seconded the motion to adjourn. All were in favor and the meeting adjourned at 9:02 pm.