

Affordable Housing Trust  
September 16, 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 PM and called the roll of the Trustees.

**Approval of Meeting Minutes**

After a brief discussion,

**Trustee Read moved to accept the amended minutes of the Trust's August 5, 2021 meeting; Trustee Williams seconded the motion, and the motion passed on a 5-0 vote.**

After a brief discussion,

**Trustee Williams moved to accept the amended minutes of the Trust's August 19, 2021 meeting; Trustee Read seconded the motion, and the motion passed on a 4-0-1 vote with Secretary Streeter abstaining as he was not at the meeting.**

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

Trustee Read updated the Board on the status of 32 Carter St., noting that she had still not heard back from DHCD.

Chair Petracca briefed the Board on the Harbor Homes project now being built at 2038 Lunenburg Road. Chair Petracca has reached out to Atty. Campobasso for an update, but so far without response. She will reach out to the Planning Board as the permit granting authority and report the lack of progress on the required affordable units.

**Scheduled Appearances**

None

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

Chair Petracca was pleased to report that the Board's draft 40R zoning proposal had been sent to DHCD and to Town Counsel for their comments & possible changes. She has also sent the draft to Mike Antonellis, who is Lancaster's previous Town Planner and is still

consulting for the Town on land use matters, for his comments and suggestions. Based on his comments about the desirability of more specific design standards the Board then discussed possible design standards for the 40R zone and how best to set them. Chair Petracca will consult with Karen Chapman at MRPC for examples.

The Board then reviewed Secretary Streeter's proposed changes to the current 40R draft. These included the percentages of wetlands allowed in lots, fractional housing units, concerns about the lack of definition of "extraordinary adverse potential impacts", and a number of typos. The Board authorized Secretary Streeter & Chair Petracca to fix the typos.

The Board again discussed the traffic impacts of the entire North Lancaster development on the proposed 40R zone. Chair Petracca noted that an additional traffic light might be needed at the location of the present JB Hunt's entrance to Route 70. Secretary Streeter suggested that most of the roads in the proposed 40R zone be restricted for trucks such that the truck traffic from the development behind the 40R district would be limited to McGovern Blvd. and cutting through the residential part of the 40R would be prohibited.

Relating to the JB Hunt access onto Route 70, Secretary Streeter suggested that a left turn lane for traffic going north on Route 70 might take the place of a traffic light. Trustees Read and Williams said they thought Capital Group had previously said that the exit from the JB Hunt access would be right turn only. (i.e. going south)

Chair Petracca noted that the Economic Development Committee (EDC) had ordered a fiscal analysis of Capital Group's entire project, which she hoped it would be available before the Trust's next meeting. As per the Select Board agenda, Russ Williston, Chair of the Planning Board, will be addressing the Select Board at its upcoming meeting on the topic of zoning changes in North Lancaster, but it's unclear if he will be speaking in his personal role or with a specific message from the Planning Board.

Chair Petracca updated the Board on the EDC's proposed ICOD (Integrated Commercial Overlay District) that would cover much of the land in North Lancaster currently a part of the IPOD (Integrated Planning Overlay District). This is apparently being proposed because the IPOD has a 50% residential requirement and there is a desire for commercial development without a residential component.

Chair Petracca discussed the process for approval of the proposed 40R zoning district regulations and map. She wants to go to the Planning Board and brief them on the draft as they will need to hold a hearing on the proposal before it can be put onto the Warrant for a Town Meeting. She discussed the possible schedule for Town Meetings vs. the schedules of the EDC and the Planning Board in terms of final drafts and hearings.

Chair Petracca recommended visiting Capital Group's project in Maynard to get an idea how a successful project could look. She discussed the possibility of increases in allowed density in the 40R district to increase the vibrancy of the project. All but one of the Trustees have visited Capital Group's project in Maynard.

Chair Petracca presented the air quality map she had received from Capital Group after questions about air quality from increased truck traffic were raised at previous meetings. She and Trustee Moody briefed the Board on the Town's plans for air quality monitoring in North Lancaster. Chair Petracca noted that air quality is regulated by the EPA and MEPA pursuant to the Clean Air Act and that towns have no role in this.

### **Memorial School Reuse**

The Town's new Memorial School Reuse Committee (MSRC) was created with membership slots for specific boards, and the Trust had informally designated Chair Petracca to represent the Trust. Secretary Streeter is ineligible as he is the Library's designee. To avoid any confusion Chair Petracca asked for a vote formally designating her and an alternate as the Trust's designees.

**Secretary Streeter moved to confirm Chair Petracca as the Trust's designee to the MSRC and Member Read as the alternate member; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.**

The Board then discussed the current condition of the Memorial School. There is no apparent mold in the building and the roof no longer appears to leak. There was a discussion of using the school to store plans presently kept in increasingly poor conditions in the balcony of Town Hall.

### **Public Comment**

Finance Committee member Dick Trussell asked if there was a marketing plan or study for the 40R district. Secretary Streeter stated that Capital Group will have a marketing plan for their parts of the development but that the AHT would not as it needs to stick to affordable housing. Chair Petracca asked the Board about how much the Trust should be promoting the 40R district's commercial aspects, and the 40R zoning plan in general.

Mr. Trussell stated his opinion that the Trust should be promoting the commercial part of the development. Trustee Read felt the Trust should not market the commercial aspects specifically, but should certainly present information on the 40R proposal and why it would be a good choice for the Town. Trustee Moody suggested having MRPC come and make a presentation on the topic.

Mr. Trussell asked why the AHT had joint meetings with the EDC focusing on commercial aspects of the development at the start of the process but no longer did so. Secretary Streeter explained that the Trust needs to stick with affordable housing, not commercial development, which is the purview of the EDC. To the extent AHT is involved with commercial development by working on this 40R proposal it is in the service of creating more affordable housing. Secretary Streeter felt it is perfectly acceptable for the Board to discuss the various general amenities and benefits of the 40R proposal for the Town, but that the Trustees should not be marketing specific commercial aspects of the site for Capital Group, who can certainly do that on their own.

**New Business**

None

**Communications**

Planning Board Chair Russ Williston will be speaking to the Select Board about zoning in North Lancaster on September 20 at 6 PM over Zoom.

The Select Board will hold a meeting on the DCAMM site on September 29 at 6 PM over Zoom to get a revised presentation from DCAMM about the possible transfer of the site to the Town and to discuss next steps.

The next two scheduled Affordable Housing Trust Meetings will be held on Thursday, October 7, 2021 at 7 P.M. via Zoom, and on Thursday, October 21, 2021 at 7 P.M. via Zoom.

**Adjournment**

There being no further business to consider,

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

The meeting adjourned at 8:37 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary