

Affordable Housing Trust
October 21, 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

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 September 16, 2021 meeting; Trustee Williams seconded the motion, and the motion passed on a 5-0 vote.

Monitoring of Lancaster's Existing Affordable Housing Inventory

Trustee Read updated the Board on the status of 32 Carter St. She has called and emailed Lancaster Town Administrator Orlando Pacheco about the issue and Chair Petracca has emailed DHCD. Apparently the issue of the legal status of the units is now with DHCD's legal department who are trying to determine if a tax taking by the Town complies with their definition of Local Action in terms of the unit's being on Lancaster's AHL.

Chair Petracca briefed the Board on the Harbor Homes project now being built at 2038 Lunenburg Road. She met with Atty. Campobasso for an update at a Planning Board meeting, and had a teleconference with DHCD about the matter on October 22. DHCD has provided Harbor Homes with all of the needed templates and will answer all of the developer's questions about them before the application is sent to AHT for review.

Scheduled Appearances

Karen Chapman of MRPC to discuss 40R updates and revisions

Continued Discussion of 40R Zoning in North Lancaster

The Board reviewed all recent proposed changes from DHCD and Town Counsel and discussed edits, which changes to incorporate, and next steps in the process. Chair Petracca reviewed the hearing and approval process. Once the draft of the proposed 40R zone is complete the AHT has to formally approve the proposal, then the Select Board needs to approve it, then DHCD needs to approve it and issue a preliminary eligibility letter, and only then can it go to the Planning Board for the 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.

The Board agreed to discuss a formal response to the Planning Board's letter at its next meeting. Chair Petracca discussed a possible Memorandum of Understanding (MOU) between AHT and the Capital Group. She will provide a possible draft to the Board.

The Board discussed the CHAPA assistance program. The application deadline is October 28, but Dana LeWinter of CHAPA stated that a placeholder application to be expanded on at a later date would fulfill the deadline requirements.

Secretary Streeter moved to authorize Chair Petracca to submit a placeholder application to CHAPA; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

New Business

Chair Petracca briefed the Board on Capital Group's new 40B plan. She presented a map of the proposal along with a PowerPoint presentation given to Mass Housing and confirmed receiving copies of the correspondence between the parties. MA 760 CMR 56 sets out limits to the size of 40B developments based on the number of year-round housing units of the Town in which it is to be located. For a Town the size of Lancaster the limit is 200 units, but developments larger than that can be phased with up to 200 units per phase. Capital Group plans 2 phases of 200 units each and a final phase of 190 units if it can be permitted.

Public Comment

Lancaster Resident Justin Smith of Turner Lane expressed his concerns about the 40B plan vs. the 40R plan. He asked about how the 40B quotas apply to the proposed affordable units at the long delayed Goodrich Brook 40B in South Lancaster, and how those 40B units might affect the number of 40B units Capital Group could build.

Secretary Streeter commented on the need for Capital Group to execute the 2017 land settlement agreement with the Town and stressed that it was important to their perceived credibility with the residents.

Communications

The next two scheduled Affordable Housing Trust Meetings will be held on Thursday, November 4, 2021 at 7 P.M. via Zoom, and on Thursday, November 18, 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 9:16 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary