

Affordable Housing Trust
August 18, 2022
Meeting held via Zoom videoconference

Roll Call

Present were:

Victoria Petracca, Chair
Frank Streeter, Secretary
Steve Kerrigan
Carolyn Read
Debra Williams (absent)
Kate Hodges, ex officio

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

Scheduled Appearances

None

MBTA Communities Zoning Update

Chair Petracca briefed the Board on the updated MBTA zoning requirements. She noted with regret that there was still no affordable housing requirement in the revised version, however Lancaster's required number of units did drop from 750 to a much more manageable 139 units.

Continued Discussion of 40R Zoning in North Lancaster

The Board discussed Town Counsel Chris Heep's comments on the MOA for the 40R zone. Secretary Streeter noted that this version was not as current as the EZ MOU and advised waiting to review it until the versions are in sync. Trustee Hodges agreed.

The Board then reviewed the status of the MOA and the EZ MOU and discussed possible schedules for their completion. Secretary Streeter stated that he felt completing the 40R MOA would not be a problem once the MOU was completed. Trustee Hodges suggested holding an AHT meeting just on the 40R MOA.

Secretary Streeter moved that he and Chair Petracca be appointed as a subcommittee to work on the MOA; Trustee Read seconded the motion, and the motion passed on a 4-0 vote.

The Board discussed the process for this arrangement. Trustee Hodges would like to get comments from the MOA from members of the Select Board. Trustee Kerrigan agreed and said such comments should definitely be in writing.

The Board discussed the Trust's letter in response to the Planning Board's report on the 40R zone, especially given what the Board perceived as factual inaccuracies in the Planning Board's report. The Board discussed the process for presenting the Trust's report at Town meeting, as well as the schedule for finishing the MOU and the MOA.

Updates to Lancaster's Subsidized Housing Inventory (SHI)

Chair Petracca reviewed the Town's existing pipeline for new SHI units. The Board was already familiar with Capital Group's 40R and 40B options for their property in North Lancaster.

Atty. Bovenzi has presented plans for a 40B development on the old driving range next to the solar project across from D'Ambrosio Eye Care on Old Union Turnpike. This project will have 100-200 total units and the developer is trying for an all rental project so all of the units would go onto Lancaster's SHI. Atty. Bovenzi will attend the Trust's meeting on September 8 to present updated plans.

Mark O'Hagan is proceeding with the former Jones Crossing development, which will be up to 32 rental units. He is presently working with the ZBA on this but still needs further approvals from the Board of Health and the Conservation Commission.

The Harbor Homes project now being built at 2038 Lunenburg Road is still making slow progress towards construction. It is being built under the IPOD rules and will have two affordable units once it is completed.

The Safi Bros. project at 213-219 Main Street in South Lancaster (adjacent to Ross Manor) will be covered by the Town's inclusionary zoning requirements. The Town's Building Inspector, Brian Gingras, has stated that he will not issue a building permit until the required affordable unit has been approved.

Trustee Read announced that there is a new buyer in progress for 32 Carter Street. This sale will include the new deed rider that will allow the unit to be put on the Town's SHI.

The former Memorial School is still limited by the Article 97 restrictions for recreational use that are unlikely to be lifted anytime soon.

The core campus at Atlantic Union College (AUC) is no longer under agreement. Apparently MCO Associates (Mark O'Hagan) is in negotiations to buy a portion of the campus.

The DCAMM site on Old Common Road is still a work in progress. Trustee Kerrigan noted that the process needed more input from the Town/Select Board.

Accessory Dwelling Units

Trustee Read gave an update on Lancaster's accessory dwelling unit regulations. She feels Lancaster did a good job on its bylaw. However there is a three resident per unit limit. Trustee Read asked if the Trust should seek to have that limit removed. The Board

asked for data on the number of accessory dwelling units presently in Lancaster. Chair Petracca noted that changes to the Town's inclusionary zoning bylaw could wait until the Annual Town Meeting in the Spring.

Public Comment

Lancaster residents Rob Zidek of 103 Kaleva Road, Dick Trussell of 15 Burbank Lane, and Kendra Dickenson of 402 Oetman Way made public comments.

New Business

None

Communications

The next scheduled Affordable Housing Trust Meeting will be on Thursday, September 8, 2022 at 7 P.M. via Zoom.

Adjournment

There being no further business to consider,

Secretary Streeter moved to adjourn the meeting; Trustee Read seconded the motion, and the motion passed on a 4-0 vote.

The meeting adjourned at 8:35 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary