

Affordable Housing Trust  
September 8, 2022  
Meeting held via Zoom videoconference

Roll Call

Present were:

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

Chair Petracca called the Affordable Housing Trust's (AHT) meeting to order over Zoom at 7:04 PM and called the roll of the Trustees.

Chair Petracca updated the Board on the effect of new members on the trust instrument presently recorded at the Worcester County Registry of Deeds and if it needed to be updated given there were new Trustees on the Board. Member Hodges researched the issue and confirmed that the trust instrument was written to allow successor trustees and did not require each new Trustee's signature be recorded. After a brief discussion,

**Secretary Streeter moved to formally adopt the following policy: "The Trust does not require the names of successor trustees to be recorded at the Registry of Deeds."; Member Williams seconded the motion, and the motion passed on a 4-0 vote.**

**Approval of Meeting Minutes**

After reviewing the minutes from the Trust's May 19, 2022 meeting,

**Member Read moved to accept the minutes; Member Williams seconded the motion, and the motion passed on a 3-0-1 vote with Member Williams abstaining.**

After reviewing the minutes from the Trust's June 2, 2022 meeting,

**Member Read moved to accept the minutes; Member Williams seconded the motion, and the motion passed on a 4-0 vote.**

**Scheduled Appearances**

Atty. Thomas Bovenzi was scheduled to appear to present his client's plan for a 40B development consisting of 175 rental apartments to be located at the former driving range on Old Union Turnpike. However, he was not ready to present and asked for his appearance to be postponed until a future meeting.

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

Chair Petracca noted that she had only received the latest draft of the MOA too close to the meeting for her to adequately review it in advance. She asked all the Trustees to review it prior to the Trust's next meeting on September 22<sup>nd</sup>.

### **Updates to Lancaster's Subsidized Housing Inventory (SHI)**

Chair Petracca reviewed the process for the Planning Board's report on the 40R proposal and the Trust's response to that report. The Board discussed her draft letter and possible modifications to it.

Chair Petracca gave a brief update in the new MBTA zoning requirements. The new MBTA zones cannot require mixed use development projects. Mixed use can be allowed, but the zone must permit multifamily development by right. Chair Petracca recommended that the Board not modify the existing 40R zoning proposal by eliminating the mixed-use requirement so it could comply with the MBTA zoning regulations.

Capital Group's plans for a possible 40B development on their land off McGovern Blvd. are presently under final review by MassHousing and a project eligibility letter is expected in a month or so.

Atty. Bovenzi's client is pursuing 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 175 rental units so all of the units would go onto Lancaster's SHI.

Mark O'Hagen is proceeding with the former Jones Crossing development, which will be 32 rental units. The ZBA has approved his updated comprehensive permit, but he still needs further approvals from the Board of Health and the Conservation Commission relating to his proposed septic system and wetlands respectively. The project's units will eventually be added to Lancaster's SHI, but due to the age of the original 40B permits that will not happen until a new building permit is issued.

The Harbor Homes project now being built at 2038 Lunenburg Road is apparently still making slow progress towards construction, but there was no update on that progress.

The Safi Bros. 9-unit project at 213-219 Main St. is covered by the Town's inclusionary zoning requirements requiring 1 affordable unit. It needs a completed Local Action Unit application to proceed. The developer is in the process of selecting affordable housing consultants and a lottery agent.

Trustee Read announced that the new buyer for 32 Carter Street will be closing on September 15 if DHCD gets her the closing documents on time. The delay is apparently due to DHCD needing to review and sign off on them. This sale will include the new deed rider that will allow the unit to be added to the Town's SHI once the sale closes.

The former Memorial School is still limited by the Article 97 restrictions for recreational use that are unlikely to be lifted anytime soon, so no update. Trustee Read will be attending the MSRC meeting next week as the Affordable Housing Trust delegate.

In terms of presently inactive sites, Mark O'Hagan is trying to put the core campus at Atlantic Union College (AUC) under agreement. Apparently he would like to build a mixed-use project but no details so far.

The Town owns a 21 acre parcel off of Old Union Turnpike near Spec Pond that appears to be largely upland that the Town could use for a housing project if desired. The Board was in favor of investigating the site further.

### **Accessory Dwelling Units**

Trustee Read gave an update on Lancaster's accessory dwelling unit regulations. She noted that the creation of accessory dwelling units is one of the best ways to create units that are actually affordable. These units would not be on the Town's SHI as they are unlikely to be deed-restricted but would still make a positive contribution to the Town's housing mix. Secretary Streeter asked if there is a standard form bylaw the Town could adopt or at least consider. He felt it should allow construction of accessory units by right. Trustee Read said Lancaster's current bylaw is pretty close to that already. The Board will revisit this with an eye to putting some revisions on the ATM Warrant in May.

### **Public Comment**

Lancaster resident Rob Zidek (103 Kaleva Rd.) made public comments. He wants the Trust to track every project with actual or potential affordable units on a flow chart. He wants the Trust to present more information on the stalled (cancelled?) Goodrich Brook project off of Sterling Road. He feels strongly that the 40R zoning proposal will not pass and wants the Town to stop pursuing it, including not putting it on the STM warrant.

### **New Business**

None, however Trustee Williams asked for an update on the DCAMM site on Old Common Road, especially in terms of a potential 40R development. Chair Petracca gave a brief update and referred her to Select Board member Alix Turner who is spearheading this project for the Select Board.

### **Communications**

Finance Committee member Dick trussell announced that there is an upcoming meeting between the FinComm and Town Administrator Hodges about the Town's plans to spend its ARPA funds. He wants the Town to allocate some of those funds for a consultant for the DCAMM site.

The next scheduled Affordable Housing Trust Meetings will be on Thursday, September 22, 2022 and Thursday, October 6, 2022 at 7 P.M., both via Zoom. Chair Petracca expressed a desire to be able to return to holding one meeting a month instead of two.

**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 8:14 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary