

Affordable Housing Trust
December 1, 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

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 introduced Kelly Dolan, the Town's new HR Director. She is attending to see if she might take over the ex officio role from Trustee and Town Administrator Kate Hodges.

Approval of Meeting Minutes

After reviewing the minutes from the Trust's October 20, November 3, and November 11, 2022 meetings,

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

Scheduled Appearances

Linnea Lakin Servey, Chair of the Community Preservation Act Committee, who gave a presentation on the CPA and her Committee's work with special reference to the Trust. The CPA funds available total about \$213,000 plus the 30% State match. This means that there is already \$21,300 set aside for the Trust's work and the Trust can apply for grants beyond those reserved funds. Chair Servey referred the Board and attendees to the CPA section on the Town's website that has a copy of her presentation along with application materials and supporting documents. Trustee Hodges clarified the process for approvals. The CPA Committee decides which projects it recommends for funding, but funding for each recommended project must be approved by Town Meeting.

Trustee Hodges recommended that the Trust submit an application for an environmental analysis of the DCAMM site, especially as matching grants might be available. Chair Petracca discussed various ideas for applying CPA funds towards the DCAMM project.

Updates to Lancaster's Subsidized Housing Inventory (SHI)

The Board discussed how to differentiate active projects from inactive ones for purpose of providing regular updates. The sense of the Board was that a project is active if it is in front of any Town board. Chair Petracca will circulate a copy of a tracking document for the Board to review in January.

Trustee Hodges updated the Board on the timeline for the Attorney General's review of the recently approved 40R bylaw and warned that the process can proceed slowly. The 40R zoning article will also have to receive final approval from DHCD before it can take effect.

Capital Group has received preliminary approval to build a 200-unit 40B project on the residentially zoned land they own at the end of McGovern Blvd. They will not build both their 40B project and the 40R project, so the fate of the 40R project is tied to rezoning the back land from residential to EZ.

Mark O'Hagan's project, 32 rental units at the site of the former Jones Crossing development, is presently in front of the Conservation Commission because at least 12 of the units would be within wetlands setbacks, but his hearing has been continued to December 13. The project also needs final approval of its septic system from the Board of Health.

Trustees Williams and Hodges updated the Board on the current status of the DCAMM project. Trustee Hodges is asking the State for technical assistance in assembling a RFP for development of the site. The Board discussed various options for potential uses. Trustee Hodges would like to get one of the buildings for the Town to use as a community center.

Secretary Streeter asked about the presence of hazardous materials on the site. Trustee Hodges responded that the site will be assessed for things beyond the asbestos and lead paint known to be there. The goal of this assessment is to better describe the actual development costs for the site for the RFP. Chair Petracca brought up the issue of the restrictions imposed by the property's status on the Historic Register. Trustee Hodges stated that most of the buildings would have to be demolished due to the difficulty of retrofitting them, as well as the cost of removing all the asbestos and lead paint.

Chair Petracca reminded the Board that due to the Town's recent adoption of an Inclusionary Zoning bylaw any development at DCAMM should result in affordable units that would be added to the Town's SHI. Trustee Williams asked about the process for making a CPA grant request to pay for for an environmental analysis of the site and what the timing for that might be. Trustee Hodges reviewed the process.

Chair Petracca briefed the Board on the long-stalled Goodrich Brook project. A new EIR is a few months away but the State is requiring a lot of peer review work on the application. There is still nothing in front of any Town board at this time. The Conservation Commission denied permits for the project some years ago and that denial still stands.

Public Comment

Rob Zidek, 103 Kaleva Road, commented on the MEPA filing for Goodrich Brook, which he pointed out totals 340 pages with a 17-page narrative and 320 pages of comments.

New Business

None

Communications

None

The next regularly scheduled Affordable Housing Trust Meetings will be on Thursday, January 5, 2023 and Thursday, February 2, 2023, both at 7 P.M. and via Zoom.

Adjournment

There being no further business to consider,

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

The meeting adjourned at 8:17 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary