

Affordable Housing Trust
April 6, 2022
Meeting held via Zoom videoconference

Roll Call

Present were:

Victoria Petracca, Chair
Frank Streeter, Secretary
Jay Moody
Carolyn Read
Debra Williams

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.

The Board reviewed the draft of the Trust's submission to the Town for its Annual Report.

Trustee Read moved to approve the Trust's Annual Report; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

Approval of Meeting Minutes
tabled

Updates to Lancaster's Subsidized Housing Inventory (SHI)

Trustee Read updated the Board on the status of 32 Carter Street. She is going to send out the new deed restriction to the homeowner for their signature.

Chair Petracca briefed the Board on the Harbor Homes project now being built at 2038 Lunenburg Road. The developer has not yet retained a consultant to guide them in the marketing process for the affordable units.

Scheduled Appearances

None

Continued Discussion of 40R Zoning in North Lancaster

The Board discussed the warrant article for the 40R zoning proposal and who would sponsor it. The sponsor will probably change from the Planning Board to the Select Board. The Trust will follow the advice of Town Counsel on this matter, but the Board would like the Trust to also be listed as a sponsor if at all possible.

Chair Petracca reviewed the language of the article as written and the various code references that need be changed to properly insert the 40R zoning into the Town's existing zoning code. These changes do not affect the content of the 40R proposal, just the numbering of its sections. Chair Petracca presented a revised map of the district that

has been put into the proper format for the Warrant and an updated draft of the 40R zoning proposal with all of the new code references.

Secretary Streeter moved to accept all of the changes to the proposed bylaw that the Board had just discussed; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

Trustee Moody moved to approve the article for the Warrant; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

Chair Petracca brought up a request from Interim Town Administrator Jeff Nutting for a summary of the 40R zoning proposal as printed in the warrant for voter education. Secretary Streeter stated that the Trust should write this even if the Select Board ends up being the actual sponsor of the article.

Continued Discussion of the 40R Zoning Memorandum of Agreement (MOA)

The Board discussed the updated draft of the MOA. Chair Petracca shared her screen and the Board reviewed Town Counsel's proposed changes to the MOA.

The Board discussed the riparian restoration work contemplated for McGovern Brook. Trustee Williams stated that if this is to be included in the MOA there must be specific criteria for the work.

The Board discussed the restrictions on restaurants that came from Maynard's MOA. The Board agreed to cut section 7.1, which was the total prohibition on fast food restaurants. The Board changed section 7.2 to only prohibit drive-through restaurants east of McGovern Brook. Chair Petracca asked to strike the "No Obligation to Build" clause and the Board agreed.

Secretary Streeter moved to send the latest draft to Capital Group for their comments while reserving all rights to change it; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

After a brief discussion,

Secretary Streeter moved to accept all of the changes to the proposed bylaw that the Board had just discussed; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

Public Comment

Lancaster resident Dick Trussell (15 Burbank Lane) asked if car washes would be a prohibited use in the 40R zone. Chair Petracca responded that car washes are an allowed use in the 40R zone.

Trussell asked what would happen with the MOA if Capital Group buys more land in the 40R zone. Chair Petracca said she would follow up with Town Counsel on this issue.

New Business

None

Communications

Chair Petracca reminded the Board that Capital Group's presentation about their project would be held via Zoom at 6 PM on April 7th, the next day. She also noted that April is Fair Housing Month to commemorate President Johnson's signing of the Fair Housing Act on April 11, 1968.

Chair Petracca noted an Affirmative Fair Housing Marketing (AFHM) & Lottery Training Session to be held via Zoom on Wednesday, May 4, 2022. It costs \$50 and advanced registration is required.

The next two scheduled Affordable Housing Trust Meetings will be held on Thursday, April 21, 2022 at 7 P.M. via Zoom, and on Thursday, May 5, 2022 at 7 P.M. via Zoom.

Adjournment

There being no further business to consider,

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

The meeting adjourned at 8:41 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary