

Affordable Housing Trust
April 21, 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.

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 sent the new deed restriction to the homeowner for their signature. Once she receives it back it must go to the Town to sign and then to DHCD. She noted that the process has been slow but she is making steady progress.

Chair Petracca briefed the Board on the Harbor Homes project now being built at 2038 Lunenburg Road, which has been delayed by issues with their stormwater management plan but is still making slow progress towards construction.

Scheduled Appearances

None

Continued Discussion of 40R Zoning in North Lancaster

Chair Petracca announced that the Trust has not received DHCD's preliminary eligibility letter yet. DHCD has expressed some concerns about the 150 unit cap in the MOA for the 40R zone. Chair Petracca noted that at the current proposed 25 units per acre the district would have a capacity of 208 units, but if that were dropped to 20 units per acre the district would only have a capacity of 165 units, which is only 10% above the 150 units now in the MOA. The Board discussed various options, including a possible sub-district to address density concerns. After further discussion,

Secretary Streeter moved to reduce the proposed density in the district from 25 units per acre down to 20 units per acre; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

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

The Board reviewed the updated draft of the MOA and discussed a number of issues including open space and how to screen the apartments from the distribution center. The Board again discussed trails and who would maintain them, as well as who might pay for this not insignificant expense. After getting feedback from NRWA that the riparian mitigation work was too large for them to handle at this point, the Board dropped that clause from the MOA.

Secretary Streeter moved to send the revised MOA to Town Counsel for review and thence to Capital Group; Trustee Williams seconded the motion, and the motion passed on a 5-0 vote.

Public Comment

Lancaster residents Dick Trussell of 15 Burbank Lane, Liz Narbonne of 724 Main St., and Kendra Dickinson of 402 Oetman Way made public comments.

New Business

None

Communications

The next two scheduled Affordable Housing Trust Meetings will be held on Thursday, May 5, 2022 at 7 P.M. via Zoom, and on Thursday, May 19, 2022 at 7 P.M. via Zoom.

Adjournment

There being no further business to consider,

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

The meeting adjourned at 9:01 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary