

Lancaster Affordable Housing Trust  
Joint Meeting with Lancaster Economic Development Committee  
Thursday, April 8, 2021 7PM  
Meeting held via Zoom video conference

Meeting Materials: <https://www.ci.lancaster.ma.us/affordable-housing-trust/pages/meeting-materials>

Digital recording can be found at: [www.townhallstreams.com/towns/lancasterma](http://www.townhallstreams.com/towns/lancasterma)

Roll Call:

Present were: Victoria Petracca, Chair; Frank Streeter, Secretary; Jay Moody; Carolyn Read; Debra Williams; Marilyn Largey, ex officio  
(EDC: Phil Eugene, Roy Mirabito, Rebecca Young Jones, George Frantz, Joe D'eramo, Mark Grasso)

I. Call to Order & Administration

Chair Victoria Petracca called the AHT meeting to order over Zoom and called the roll of the Trustees.

Chair of the EDC Phil Eugene then called the EDC meeting to order and called the roll of the members.

LAHT Chair Petracca reminded attendees that this was an informational and discussion meeting about site development, not a public hearing. Any public comments would be later in the meeting and limited to 2 minutes.

Petracca presented slides featuring Lancaster's Affordable Housing Inventory - Obtaining and Preserving MGL Safe Harbor. These slides highlighted the current status in affordable housing units and MGL Safe Harbor status. Lancaster currently has a temporary Safe Harbor status that will expire in July 2021. Additional slides were shown that present an overview of three site plan proposal options for Capital Group's site in North Lancaster

II. Approval of Meeting Minutes: None

III. Scheduled Appearance(s)

1. Capital Group - Bob Depietri from Capital Group review site aerials and discussion of the Lunenburg Road site proposal options for the following:

- a. Option A with zoning change (Commercial/Industrial only -no residential housing) - public town meeting approval required)
- b. Option B without zoning change (limited industrial - 40B for sale owned units 25% affordable housing credit -570 units total)

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- c. Option C (new) - zoning overlay change (40R - for rent housing component -25% affordable/100% affordable housing credit added - majority public town meeting approval required)

IV. Review, Comments and Questions by LAHT Trustees and EDC Board Members - EDC members expressed concerns about traffic and questioned whether there is a way to have access to the site directly from I-190. Capital Group noted that all previous studies had shown this was not an option but that they would consider re-visiting if needed. Another member cited environmental concerns and the need to ensure “wilderness” protection. Eugene expressed concerns about timing and beginning first steps for approval with the state. Petracca suggests discussions with the Lancaster Planning Board to discuss further.

V. Public Comments - Residents expressed concerns about the housing components and truck traffic from the proposed large distribution facility. 40R discussion continued and Capital Group answered further questions and concerns.

**Motion by Mark Grasso to have EDC Chair Phil Eugene to appear with Victoria Petracca at a meeting of the Lancaster Planning Board to notify them of this “attempt” (new option C - 40R) and engage with members for guidance. PASSED- unanimously**

**Motion by Frank Streeter to have LAHT Chair Petracca also appear at the same meeting of the Lancaster Planning Board; second by Carolyn Read. PASSED- unanimously**

Other Suggested Action items:

- continued meetings between Lancaster Affordable Housing and Lancaster EDC
- create a timeline to determine the phases necessary to complete the 40R plan option
- distribution of the results of C.G. traffic study findings at a follow-up joint meeting
- Invite the Massachusetts 40R experts to the next meeting and provide additional details and other example projects in the state.

VI. Adjournment - 9:05PM