

Economic Development Committee
June 3, 2021 Joint 40R Meeting
Meeting held via Zoom videoconference
As amended 9/22/2021

Roll Call

Present were:

Phil Eugene,
Roy Mirabito,
Rebecca Young Jones,
George Frantz,
Joe D'Eramo,
Mark Grasso,
Glenn Fretto

Roll Call

Present were:

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

Chair Victoria Petracca called the Affordable Housing Trust's (AHT) meeting to order over Zoom at 7:10 PM and called the roll of the Trustees.

Chair of the Economic Development Committee Phil Eugene then called the EDC meeting to order at 7:03 and called the roll of its members.

Scheduled Appearance(s)

Karen Chapman of MRPC
Capital Group team attended but was not scheduled

N Lancaster Lots involved 14.4a-14.50 & 14.8a

40R Zoning Design Standards

AHT Chair Petracca introduced the process of developing design standards for 40R zoning projects. Karen Chapman of the Montachusets Regional Planning Commission (MRPC) gave a presentation, "Chapter 40R Design Standards – North Lancaster Smart Growth Overlay District". She explained the process of developing a map, followed by a bylaw and a density spreadsheet.

Capital Group explained the layout of the land they own in North Lancaster, which consists of 17 parcels comprising 87 acres, all owned as a land condominium. The condominium ownership allows for an undivided interest in McGovern Blvd.

Ms. Chapman explained that projects can't mix and match the requirements of the 40R zone and the underlying zoning – one or the other must be chosen for a project.

Capital Group presented their 40R plan, which includes 150 residential units on a parcel near McGovern Brook. This plan calls for a pair of four-story buildings with 75 units in each building. These will all be rental units, of which 25% will be classified as affordable, so the entire 150 units would be credited to Lancaster's affordable housing inventory. This would probably be enough to give the Town safe harbor status until 2030.

The Boards resumed discussion of design standards and the 40R process. Capital Group presented some examples of design standards from a mixed use project in Woburn, MA, as well as photos of some of the completed buildings. Capital Group also presented some other possible ideas for retail space from other developments.

Ms. Chapman showed a list of ten categories of design standards that all need to be specified in some detail. These standards will drive the language and enforcement of the 40R bylaw. The Boards had a long discussion of possible design standards and the process for coming up with them and how to have them specified in appropriate legal terms. It became clear to all that there is a great deal to do on this complex project.

For next steps Ms. Chapman will come up with a summary of the Town's existing zoning provisions/specifications to see which can be directly copied as design specifications. She will also see what she can provide as a template to use to further the process of coming up with the standards and getting them into the required legal/architectural form.

Chair Petracca will reach out to the residents of North Lancaster to encourage their participation in the standards setting process.

Discussion

Rebecca Slow traffic down
Frank S Need Process for resident Feedback and impacts

General Discussion: Use Solar Panels as possible

Capital Group Regarding the reuse of JB Hunt property, move the 40R Building back to reduce the view from RT 70.

Jennifer Should reach out to White Pond residences

Karen Chapman 40R limit building height to 33 Ft

Greg J Avoid 40 B issues

Capital Group No ownership of parcel of McGovern Blvd

Joe D. Flat roofs are better

Frank S. To look at Woburn 40R discussion

Karen C. to provide links for Design Standards

Rebecca need for Bylaws
 ? underlying Bylaws

Adjournment

There being no further business to consider, the EDC adjourned at 9:15 PM.
Subsequently,

Phil Eugene