

MINUTES OF THE PROCEEDINGS OF THE
PLANNING BOARD OF THE TOWN OF LANCASTER
Nashaway Meeting Room, Prescott Building
Monday, July 8, 2019

Present: Phil Lawler, Chair; Russ Williston, Clerk, Carol Jackson

Absent: Jeanne Rich, Vice Chair, Tom Christopher

Staff Present: Michael Antonellis, Director of Planning and Community Development

List of Documents:

- Planning Board Agenda: July 8, 2019
- Memorandum from the Board of Selectmen's office; dated June 20, 2019
- Letter from DCR regarding Bartlett Pond Trails Grant; dated June 1, 2019
- Herr & James Associates draft Inclusionary Bylaw
- Inclusionary Bylaw materials; Medfield Bylaws; summary; submitted by Russ Williston
- Municipal Affordable Housing Trust Guidebook, Version 3; The Massachusetts Housing Partnership.
- Draft minutes for June 10, 2019 Planning Board meeting

Chair Phil Lawler called the meeting to order at 7:00 PM.

Public Meeting - New Business

1. Approval Not Required (ANR's)

There were no ANR's.

2. Discussion

a. Discussion on the creation of and Affordable Housing Committee and/or Affordable Housing Trust

Mr. Antonellis gave an overview of the topic for discussion that is before the board by explaining the difference between an Affordable Housing Committee and an affordable Housing Trust. Mr. Antonellis stated that the board has been asked to provide comment to the Board of Selectmen regarding the creation of a committee with regard to size of the proposed board and membership on the board.

Russ Williston expressed preference for the creation of a trust rather than a committee.

Phil Lawler stated that he would like an Affordable Housing Trust made up of 5 members, to be appointed by the Board of Selectmen.

Carol Jackson also expressed preference for a trust.

Victoria Petracca, resident present to be heard. Mr. Petracca stated that CHAPA could provide a representative to the board to help with the creation of the trust.

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted 3-0 to recommend to the Board of Selectmen that the town create an Affordable Housing Trust to consist of 5 members to be appointed by the Board of Selectmen

b. Preliminary- Inclusionary Zoning Bylaw

Mr. Antonellis provided the board a description of what an Inclusionary Zoning bylaw consists of, as well as an overview of the regulatory history regarding inclusionary zoning within the town.

Russ Williston presented the board a hand out consisting of a summary of inclusionary zoning bylaw provisions as well as an example from Medfield, MA's bylaw.

Victoria Petracca, resident present to be heard. Ms. Petracca offered to help acquire help from CHAPA to provide aid to the board for the creation of a new zoning bylaw.

Phil Lawler stated that the board may only have one shot at getting a bylaw such as this passed at town meeting and that this type of proposal would be best provided by the newly created Affordable Housing Trust.

Russ Williston expressed agreement with Mr. Lawler's statement with the caveat that there are impending large scale developments that would benefit the town by having this bylaw in place.

The board asked Mr. Antonellis to provide a draft bylaw by the August 12 meeting.

3. Updates from Community Development and Planning Office

a. DLTA- Direct Local Technical Assistance

Mr. Antonellis stated that MRPC has met with town staff regarding this process and will update the board throughout the process.

b. PROW – Public Right of Way

Mr. Antonellis stated that the town has re-engaged this process since MRPC has selected a firm to create the plan.

c. Bartlett Pond Trails Grant

Mr. Antonellis stated that the town was not awarded this grant and will pursue the same grant next year.

4. New Correspondence

The board expressed no comments regarding the memo from the Board of Selectmen.

Mr. Antonellis stated that Haley & Ward has provided a cost estimate for deconstruction at 0 & 438 Old Union Turnpike.

5. Vouchers

None.

6. Signing decisions

The board endorsed decisions.

7. Minutes: June 10, 2019

Upon a motion by Russ Williston and seconded by Carol Jackson the board voted 3-0 to approve the minutes.

Adjourn

The board adjourned at 7:46 PM.