

**LANCASTER AFFORDABLE HOUSING TRUST**

**Meeting Agenda**

**Via ZOOM**

**Thursday, January 6, 2022**

**7:00 P.M.**

Zoom Meeting Link:

<https://us02web.zoom.us/j/84286757746?pwd=RzNIMG10UEtzKy9xTDVycGdWZzYvZz09>

Meeting ID: 842 8675 7746

Meeting Materials:

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

**I. Call to Order & Administration**

1. Victoria Petracca, Chair, will call the meeting to order
  - a. Roll call attendance

**II. Approval of Meeting Minutes**

1. Review and take action on Meeting Minutes of December 2, 2021

**III. Updates to Subsidized Housing Inventory (SHI)**

1. 32 Carter Street Trustee Carolyn Read
2. Harbor Classic Homes, 2038 Lunenburg Road (Route 70)

**IV. Proposed 40R Smart Growth Overly District**

Approximately 1410 – 1474 Lunenburg Road (Route 70)

1. Select Board Public Hearing – Wednesday, January 19, 2021 at 6:05 P.M.
  - a. Discuss 40R application, attachments and hearing presentation
  - b. Discuss Town Counsel opinion on registered marijuana dispensary and marijuana establishment (excluding marijuana retailers) as by right use under Section D (2)(b)(v) & (vi) of proposed 40R bylaw

2. Discuss Memorandum of Agreement (MOA) draft requested by LAHT from Town Counsel, if received before this meeting
3. Discuss opinion requested from Town Counsel of single Memorandum of Agreement for 40R District versus combined with remainder parcel, if received before this meeting
4. Discuss MA Department of Housing & Community Development's draft guidelines released for Multi-Family Zoning Requirement in MBTA Communities
5. Correspondence received related to 40R District:
  - a. December 17, 2021: Select Board Designee & Article Removal Request
  - b. December 17, 2021: February 15, 2022 Town Meeting
  - c. January 3, 2022: Smart Growth Overlay District Boundaries

#### **V. Re-Organization**

1. Town of Lancaster Bylaws - Article X "Affordable Housing Trust Fund", Section 17-24 (B): "The Trustees shall annually elect a Trustee to serve as Chair." Last vote held January 28, 2021.
2. North Lancaster Memorandum of Understanding Ad Hoc Committee
  - a. Weekly representative, currently LAHT Chair
3. Memorial School Re-Use Committee
  - a. Monthly representative, currently LAHT Chair w/ LAHT Trustee as Alternate
4. Correspondence received on December 17, 2021 concerning term lengths of Trustees

#### **VI. Public Comment**

#### **VII. New Business**

#### **VIII. Communications**

1. Memorial School Re-Use Committee
  - a. Wednesday, January 19, 2022 at 7 P.M. via Zoom
2. Public Presentations of "The Landing" Project
  - a. Wednesday, January 12, 2022 at 6 P.M. via Zoom
    - i. Topic: Environment, Wetlands, Air Quality

- b. Wednesday, February 9, 2022 at 6 P.M. via Zoom
  - i. Topic: Economic Impacts
- 3. Next Two Scheduled Affordable Housing Trust Meetings
  - a. Thursday, January 20, 2022 at 7 P.M. via Zoom
  - b. Thursday, February 3, 2022 at 7 P.M. via Zoom

**IX. Adjournment**