

LANCASTER AFFORDABLE HOUSING TRUST

Meeting Agenda

Via ZOOM

Thursday, February 3, 2022

7:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/81800429004?pwd=TVNIM1EzM29MUjhiU1FMVFJHeGVIZz09>

Meeting ID: 818 0042 9004

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 January 6, 2022 and January 20, 2022

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 Overlay District

Approximately 1410 – 1474 Lunenburg Road (Route 70)

1. New Section H inserted re: Traffic Review (amended Section 220-38.2)
2. Proposed anti-segmentation language
3. Total capacity numbers:

- a. Explanation of Total Potential Bonus Units versus Incentive Bonus Units
 - b. Feedback on total capacity from discussion with Planning Director
 - c. Feedback on 40R compliance with new MBTA Multi-Family requirement
 - d. Discussion
4. Review Memorandum of Agreement (MOA) draft requested from new Town Counsel, if received before this meeting

V. Review Affordable Housing Trust Letter re: Draft MBTA Multi-Family Requirement

VI. Public Comment

Opportunity for the public to provide input related to Lancaster's affordable housing needs, production, and preservation. Please kindly limit comments to 3 minutes.

VII. New Business

VIII. Communications

1. Public Presentation of "The Landing" Project
 - a. Wednesday, February 9, 2022 at 6 P.M. via Zoom
 - i. Topic: Economic Impacts
2. Memorial School Re-Use Committee
 - a. Wednesday, February 16, 2022 at 7 P.M. via Zoom
3. Next Two Scheduled Affordable Housing Trust Meetings
 - a. Thursday, February 17, 2022 at 7 P.M. via Zoom
 - b. Thursday, March 3, 2022 at 7 P.M. via Zoom

IX. Adjournment