

**LANCASTER AFFORDABLE HOUSING TRUST**

**Via ZOOM**

**Thursday, May 19, 2022**

**7:00 P.M. – 9:00 P.M.**

Join Zoom Meeting

[https://us02web.zoom.us/j/86710140372?pwd=kAqM6oIgnAeGE5Nz\\_\\_6N0DKfZyT0qw.1](https://us02web.zoom.us/j/86710140372?pwd=kAqM6oIgnAeGE5Nz__6N0DKfZyT0qw.1)

Meeting ID: Meeting ID: 867 1014 0372

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
2. Welcome Two New Trustees
  - a. Steve Kerrigan, Select Board Representative & Trustee
  - b. Kate Hodges, Town Administrator and Trustee *ex officio*
  - c. Review administration of new appointments

**II. Approval of Meeting Minutes**

1. Review and take action on Meeting Minutes of March 17, 2022; April 6, 2022; April 21, 2022; and May 5, 2022

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

1. Brief update to existing inventory
2. 32 Carter Street Trustee Carolyn Read
3. Harbor Classic Homes, 2038 Lunenburg Road (Route 70)

**IV. Review Capital Group – Affordable Housing Proposals at The Landing**

1. Proposed 40R Smart Growth Overlay District

- a. Location: Approximately 1410 – 1474 Lunenburg Road (Route 70)
  - b. Consistency between 40R bylaw & 40R Memorandum of Agreement (MOA)
  - c. Status of DHCD Eligibility Letter
  - d. Capital Group feedback on 40R MOA, if received by meeting
  - e. Planning Board public hearing status and timeline for Annual Town Meeting
2. 40B Application Submitted to MassHousing on April 26, 2022
    - a. Location: 0 White Pond Road
    - b. Next steps: Select Board special meeting on May 23 at 6 pm; Town's comment letter due on or before May 27, 2022
  3. Creation of FAQ's with Town Administrator

#### **V. 213-217-219 South Main Street**

1. Town counsel feedback re: Inclusionary Zoning Bylaw, if received by meeting

#### **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. Select Board Special Meeting re: 40B Application 0 White Pond Road
  - a. Monday, May 23, 2022 at 6 pm – Nashaway Room, Prescott Building
2. Planning Board Public Hearing for North Lancaster Smart Growth Overlay District, MGL c. 40R
  - a. Wednesday, June 8, 2022 at 7 P.M. via Zoom
3. Next Scheduled Affordable Housing Trust Meetings
  - a. Thursday, June 2, 2022 at 7 P.M. via Zoom
  - b. Thursday, July 7, 2022 at 7 P.M. via Zoom

#### **IX. Adjournment**