

**LANCASTER AFFORDABLE HOUSING TRUST**

**Via ZOOM**

**Thursday, June 2, 2022**

**7:00 P.M. – 9:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/88639920841?pwd=cll4Q05VQm13Rm5zUHR4Ty9YeHRzZz09>

Meeting ID: 886 3992 0841

Passcode: 438374

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. New Appointments
  - a. Welcome Kate Hodges, Town Administrator as Trustee *ex officio*
  - b. Review Trustee Steve Kerrigan’s revised Select Board appointment on June 6, 2022, i.e. 2-year term to expire May 12, 2024
  - c. Record updated Trustee list at Worcester Registry of Deeds by July 29, 2022

**II. Approval of Meeting Minutes**

1. Review and take action on Meeting Minutes of April 21, 2022; May 5, 2022; and May 19, 2022

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

1. Existing SHI inventory now available on AHT Website
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. Approval of Town Counsel language for consistency between 40R bylaw & 40R Memorandum of Agreement (MOA), map & spreadsheet
  - c. Planning Board public hearing on June 8, 2022
  - d. Status of DHCD eligibility letter
  - e. Capital Group feedback on 40R MOA
  - f. Timeline for special town meeting
2. 40B Application Submitted to MassHousing on April 26, 2022
  - a. Location: 0 White Pond Road
  - b. Next steps
3. Review creation of FAQ's with Town Administrator

#### **V. 0 Deershorn Road (Former Jones Crossing 40B)**

1. Brief review of Board of Appeals May 26, 2022 vote re: Comprehensive Permit

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

1. Brief review of Town counsel feedback received re: Inclusionary Zoning Bylaw

#### **VII. 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.

#### **VIII. New Business**

#### **IX. Communications**

1. "Complete Neighborhoods" – 15<sup>th</sup> Annual Housing Institute, sponsored by Massachusetts Housing Partnership ("MHP")
  - a. Tuesday, June 7, 2022 and Wednesday, June 8 – both days via Zoom  
Free to attend. Advance registration required. Contact Emma McGurren:  
[emcgurren@mhp.net](mailto:emcgurren@mhp.net)
  - b. Agenda: <https://files.constantcontact.com/c0f504e7201/d96d8c5e-6155-409e-bd09-3b3bd7e728c0.pdf?rdr=true>

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 8, 2022 at 7 P.M. via Zoom (Planning Board 40R Hearing)
  - b. Thursday, July 7, 2022 at 7 P.M. via Zoom

**X. Adjournment**