

**LANCASTER AFFORDABLE HOUSING TRUST**

**Via ZOOM**

**Thursday, August 18, 2022**

**7:00 P.M. – 9:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/84209635853?pwd=Z2dTZ2ljZnFuWkU3V1RoZWxNNi8ydz09>

Meeting ID: 842 0963 5853

Passcode: 447590

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. Administrative Update – Trustee Kate Hodges, Town Administrator
  - a. Status on updated Trustee list to be filed at Worcester Registry of Deeds

**II. Approval of Meeting Minutes**

1. Review and take action on Meeting Minutes of May 19, 2022; June 2, 2022; June 8, 2022; and August 4, 2022

**III. Scheduled Appearance(s)**

1. None

**IV. MBTA Communities - Final Compliance Guidelines Released**

**V. Review Subsidized Housing Inventory (“SHI”) Active Pipeline**

1. Capital Group, approximately 1410 – 1474 Lunenburg Road (Route 70) – 146 Units, 40R Smart Growth Project
  - a. Feedback from Town Counsel re: Final 40R Memorandum of Agreement (MOA), if received in time for meeting

- b. Response to Planning Board August 8, 2022 determination report
2. Capital Group, White Pond Road/rear of former New England Specialty Soils – 200 Units, 40B
3. Bovenzi and Donovan, approximately 438 Old Union Turnpike – 100-200 units, 40B
4. MCO & Associates, approximately 261-301 Deershorn Road – 32 units, 40B
5. Harbor Classic Homes, 2038 Lunenburg Road (Route 70) – 2 units, IPOD Special Permit
6. 213-217-219 South Main Street – 1 unit, Inclusionary Zoning
7. 32 Carter Street Trustee Carolyn Read – 1 unit, Local Action Unit
8. Vacant Memorial School, 695 Main Street
9. Brief review of inactive site(s)

#### **VI. Accessory Dwelling Units – Trustee Carolyn Read**

#### **VII. Inclusionary Zoning**

1. Proposed amendment(s) to Inclusionary Zoning Bylaw at Fall Town 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 or less.

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

#### **VIII. Communications**

1. Next Scheduled Affordable Housing Trust Meetings
  - a. Thursday, September 8, 2022 at 7 P.M. via Zoom
  - b. Thursday, September 22, 2022 at 7 P.M. via Zoom

#### **IX. Adjournment**