

LANCASTER AFFORDABLE HOUSING TRUST

Via ZOOM

Thursday, September 8, 2022

7:00 P.M. – 9:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/84123695061?pwd=ajRad3cyOTdaa2hyY2Jtc284UFIwdz09>

Meeting ID: 841 2369 5061

Passcode: 099578

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; August 4, 2022; September 8, 2022

III. Scheduled Appearance(s)

1. Thomas Bovenzi, Esq. of Bovenzi & Donovan, for landowner, approximately 438 Old Union Turnpike – 100-200 units, 40B

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

1. Capital Group, approximately 1410 – 1474 Lunenburg Road (Route 70) – 146 Units, 40R Smart Growth Project
 - a. Final 40R Memorandum of Agreement (MOA)
 - b. Response to Planning Board August 8, 2022 recommendation
 - c. Adherence to MBTA Communities - Final Compliance Guidelines
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)

V. Accessory Dwelling Units – Trustee Carolyn Read

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 22, 2022 at 7 P.M. via Zoom
 - b. Thursday, October 6, 2022 at 7 P.M. via Zoom

IX. Adjournment