

**LANCASTER AFFORDABLE HOUSING TRUST**

**Meeting Agenda**

**Thursday, December 7, 2023 via ZOOM**

**7:00 P.M. – 9:00 P.M.**



Join Zoom Meeting

<https://us02web.zoom.us/j/82052046343?pwd=S0Q1ekNFZlZFbVcwUk11MEczSjdxUT09>

Meeting ID: [820 5204 6343](#)

Passcode: [200903](#)

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 & take action on Meeting Minutes of November 2, 2023

**III. Scheduled Appearance(s)**

1. Danielle Fahey, Executive Director of Bigelow Gardens
  - a. Conversation about affordable senior and disabled housing shortage

**IV. Housing Production Plan 2020-2024**

1. Update: Action plan for March 10, 2024 expiration date
  - a. Request for Proposals status and next steps
  - b. Note: An approved Housing Production Plan is a requirement for Safe Harbor

**V. Inclusionary Zoning Amendment for Annual Town Meeting, Spring 2024**

1. Clarification of applicability: net new units only, not existing units

**VI. Updates to SHI Pipeline (in order of number of affordable units)**

1. 40R Smart Growth District, approximately 1410 – 1474 Lunenburg Road, Route 70
2. Cottage Lane, MCO & Associates, approximately 261–301 Deershorn Road, Chapter 40B Comprehensive Permit (under construction)
3. Neck Farm Estates, 13 Neck Road, Chapter 40B, Comprehensive Permit
4. Laurel Hill, Harbor Classic Homes, 2038 Lunenburg Road, Special Permit
5. Property rehab, Cleveland Street LLC, 197 South Main Street, Inclusionary Zoning, Local Action Unit

**VII. Updates to Existing Subsidized Housing Inventory (SHI)**

**VIII. Correspondence**

**IX. Public Comment**

**X. New Business**

**XI. Communications**

1. Next Scheduled Affordable Housing Trust Meetings
  - a. Thursday, January 4, 2024 at 7 P.M. via Zoom
  - b. Thursday, February 1, 2024 at 7 P.M. via Zoom
2. Neck Farm Estates Comprehensive Permit Hearing, Thursday, December 14, 2023 at 7 P.M. in person (Nashaway Room, Prescott Building) and via Zoom

**XII. Adjournment**