

LANCASTER AFFORDABLE HOUSING TRUST

Meeting Agenda

Via ZOOM

Thursday, March 3, 2022

7:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/86369711199?pwd=Ym9SY29PaGNIMG9QV3NFNGIyYmlDdz09>

Meeting ID: 863 6971 1199

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 and take action on Meeting Minutes of February 3, 2022 and February 9, 2022
2. Review and take action on amendments to Meeting Minutes of January 20, 2022

III. Updates to Subsidized Housing Inventory (SHI)

1. 32 Carter Street Trustee Carolyn Read
2. Harbor Classic Homes, 2038 Lunenburg Road (Route 70)

IV. Proposed 40R Smart Growth Overlay District

Approximately 1410 – 1474 Lunenburg Road (Route 70)

1. Reduction in total capacity numbers:
 - a. Feedback on 40R compliance with new MBTA Multi-Family requirement
 - b. Review and vote on removal/update of 40R parcels

2. Discuss density reduction from 15 to 12 units/acre for 2- and/or 3-family residential use (page 12 of proposed 40R bylaw Version 10) **Allowable minimum under Chapter 40R is 12 units/acre. Affordable Housing Trust increased to 15 units/acre to accommodate MBTA zoning requirement.*
3. Review town counsel's draft Memorandum of Agreement (MOA)
4. Update on trail connectivity, open space, and riparian buffer restoration

V. Review Affordable Housing Trust Letter re: Draft MBTA Multi-Family Requirement

VI. Brief Update on Emergency Housing Assistance

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. Next Two Scheduled Affordable Housing Trust Meetings
 - a. Thursday, March 17, 2022 at 7 P.M. via Zoom
 - b. Thursday, April 7, 2022 at 7 P.M. via Zoom

X. Adjournment