

LANCASTER AFFORDABLE HOUSING TRUST

Meeting Agenda

Thursday, May 2, 2024 via ZOOM

7:00 P.M.



Join Zoom Meeting

<https://us02web.zoom.us/j/89310658884?pwd=ekZvN3J1alNqS21KZlR4d1hYQkEvQT09>

Meeting ID: [893 1065 8884](#)

Passcode: [926942](#)

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
 - b. Future vacancy

II. Approval of Meeting Minutes

1. Review & take action on Meeting Minutes of April 4, 2024

III. Scheduled Appearance(s) – None

IV. Progress on Housing Production Plan (HPP) 2024 – 2029

1. Review update from Nels Nelson, Principal at CommunityScale
 - a. Note: State has confirmed HPP must cover 2024-2029 (not 2025-2030)
 - b. Note: An approved Housing Production Plan is a requirement for Safe Harbor

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

1. 40R Smart Growth District, approximately 1410 – 1474 Lunenburg Road, Route 70
2. Neck Farm Estates, 13 Neck Road, Chapter 40B, Comprehensive Permit
3. Laurel Hill, Harbor Classic Homes, 2038 Lunenburg Road, Special Permit
4. Property rehab, Cleveland Street LLC, 197 South Main Street, Inclusionary Zoning, Local Action Unit

VI. Updates to Existing Subsidized Housing Inventory (SHI) - None

VII. Correspondance

1. Resident inquiry re: Old Union Turnpike, Parcel 010-0013.A (Town of Lancaster)

VIII. Public Comment

IX. New Business

X. Communications

1. Annual Town Meeting
 - a. Monday, May 6, 2024 at 7 P.M. at Mary Rowlandson Elementary School
2. Annual Town Election
 - a. Monday, May 13, 2024 7 A.M. to 8 P.M. at (former) Town Hall
3. Neck Farm Estates Comprehensive Permit Hearing
 - a. Continued to Thursday, May 23, 2024 at 7 P.M. in Nashaway Room, Prescott Building and via Zoom
4. Next Affordable Housing Trust Meetings
 - a. Thursday, June 6, 2024 at 7 P.M. via Zoom
 - b. Thursday, July 3 or 11, 2024 at 7 P.M. via Zoom (date to be confirmed)

XI. Adjournment