

Economic Development Committee  
June 3, 2021 Joint 40R Meeting  
Meeting held via Zoom videoconference

Roll Call

Present were:

Phil Eugene,  
Roy Mirabito,  
Rebecca Young Jones,  
George Frantz,  
Joe D'Eramo,  
Mark Grasso,  
Glenn Fretto

Roll Call

Present were:

Victoria Petracca, Chair  
Frank Streeter, Secretary  
Jay Moody  
Debra Williams

Chair Victoria Petracca called the Affordable Housing Trust's (AHT) meeting to order over Zoom at 7:10 PM and called the roll of the Trustees. Chair of the Economic

Phil Eugene then called the EDC meeting to order at 7:03 and called the roll of its members.

**Scheduled Appearance(s)**

Karen Chapman of MRPC  
Capital Group team attended but was not scheduled

N Lancaster Lots involved 14.4a-14.50 & 14.8a

**40R Zoning Design Standards**

AHT Chair Petracca introduced the process of developing design standards for 40R zoning projects. Karen Chapman of the Montachusett Regional Planning Commission (MRPC) gave a presentation, "Chapter 40R Design Standards – North Lancaster Smart Growth Overlay District". She explained the process of developing a map, followed by a bylaw and a density spreadsheet.

Capital Group explained the layout of the land they own in North Lancaster, which consists of 17 parcels comprising 87 acres, all owned as a land condominium. The condominium ownership allows for an undivided interest in McGovern Blvd.

Ms. Chapman explained that projects can't mix and match the requirements of the 40R zone and the underlying zoning – one or the other must be chosen for a project.



**Adjournment**

There being no further business to consider, the EDC adjourned at 9:15 PM.  
Subsequently,

Phil Eugene