

SELECT BOARD MEETING MINUTES – Final
Public Health Emergency Response Update Virtual Meeting
Pursuant to Governor Baker's March 12, 2020 Order
Suspending Certain Provisions of
Open Meeting Law. Hybrid Format
Zoom Meeting ID# 938 4860 9485
Monday March 6, 2023
6:30 P.M.

IN PERSON PARTICIPANTS: Jennifer Glass, Select Board Chair
Jonathan Dwyer, Select Board Member
Tim Higgins, Town Administrator

VIRTUAL PARTICIPANTS: Jim Hutchinson, Select Board Member
Peggy Elder, Administrative Assistant

WELCOME & INTRODUCTIONS:

Ms. Glass opened the meeting at 6:30 pm and noted Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, as further extended on July 16, 2022 with the Governor's signing of Chapter 107 of the Acts of 2022, this meeting of the Lincoln Select Board will be conducted as a hybrid meeting, providing the public the opportunity to participate in-person or remotely.

Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Lincoln website, at www.lincolntown.org.

ANNOUNCEMENTS:

- None

APPOINTMENTS:

- Community Center Building Committee (CCBC) – Committee Chair Sarah Chester, Mr. Dwyer, Mr. Higgins, and Mr. Pereira presented CCBC's recommendation to award the designer services contract to ICON Architecture, headquartered in Boston. ICON was selected as the preferred firm after a careful screening and selection process. A total of six proposals were received. A screening committee of CCBC members worked with Mr. Higgins and Mr. Pereira to review the proposals. Four of the six firms were invited to interview with the screening team. Two of the four interviewees were moved forward for further consideration. Mr. Pereira and Mr. Higgins contacted references. After a thorough discussion of perceived advantages and disadvantages, the screening team voted to recommend ICON to the full CCBC membership as the preferred firm. CCBC met Wednesday evening and after extensive discussion voted to accept the recommendation of the

screening committee to recommend that the Select Board award the contract for the next phase of work, including the presentation of design choices and budgets to Special Town Meeting this fall, and a project budget for vote next March.

In the end, the screening committee determined that both Maryann Thompson Architects (MTA), and ICON were fully capable of meeting the Town's needs. References and the Town's experience with MTA confirmed same. Distinguishing the finalists came down to:

- Stronger written proposal from ICON demonstrating detailed understanding of current conditions and our process expectations moving forward.
 - Stronger presentation to the screening committee from ICON demonstrating detailed preparation for the interview.
 - Strong confidence in ICON's ability to do a parallel process and meet the somewhat restrictive timeline.
 - Extensive municipal project experience.
 - Great confidence in the personnel that will be assigned to the project.
- Planning Board - Planning Board (PB) members Margaret Olson, Lynn Delisi, Ephraim Flint, Gary Taylor, and Planning Director Paula Vaughn were present to provide an update on the zoning bylaw amendments that will be voted on at Town Meeting. Ms. Vaughn noted that they were meeting this Wednesday at 7:00PM to finalize the language on the three articles. The Planning Board is sponsoring the following Articles:
 - #25 – Cluster Development: The intent is to align the Lincoln bylaw with state law with respect to the way in which the Town requires developers to provide open space.
 - #26 – Accessory Apartments: The intent is to make it easier to create accessory apartments, and to allow accessory apartments “by right” within the footprint of existing houses.
 - #27 – Mixed Use District in Lincoln Station: The Planning Board intends to pass over the proposal and instead look at simplifying mixed use zoning in the B2 district as part of the Housing Choice Act discussion.
 - #28 – Wireless Communications District: The intent is to align the Lincoln bylaw with Federal law.
- Green Energy Committee - Paul Shorb, Chair of the Green Energy Committee (GEC) and Mark Robidoux, Building Commissioner/Zoning Enforcement Officer joined the meeting. GEC is here to present the two building code bylaws aimed at reducing fossil fuels in buildings that will be presented at Town Meeting.:
 - #29 – Adopt the 2023 Specialized Opt-in Stretch Energy Code: The intent is to adopt the state's opt-in extension of the stretch building code. The code is designed to limit fossil fuels.
 - #30 – Fossil Fuel Free Demonstration Bylaw: Lincoln is one of the towns that was named in the state law authorizing 10-Town fossil fuel free demonstration project requiring that all new construction and significant additions use all-electric heating, cooling, and cooking.

TOWN ADMINISTRATOR'S REPORT:

- The Commons – Mr. Higgins reported that the owners of The Commons have decided to pull their article requesting additions to the property that they had presented to the Select Board and Planning Board a couple of months ago. This will allow those who were concerned about the project or had questions about it more time to complete that work. The management team is engaging with their residents and with the Town. He noted that he expects to hear from The Commons in the next several weeks about their timetable for resolving the concerns that have arisen during the discussions of their application. After Town Meeting he plans to reconnect with them regarding the property tax MOU.
- Landfill Solar RFP – Mr. Higgins noted that he and Mr. Hutchinson have been keeping the Board up to date on the project. He added that we ended up with two responsive bids for the landfill solar project: 1) Ameresco, and 2) HESP. HESP's bid was financially more advantageous, whereas Ameresco has greater experience with landfill solar projects in Massachusetts. Mr. Higgins, Mr. Hutchinson, and town consultant Beth Greenblatt conducted interviews this past Tuesday. They concluded that HESP has the experience and resources to effectively carry out the project – and, again, their proposal is financially more attractive. The project is an exciting opportunity for the Town to make progress towards its sustainability goals and to reap financial benefits that we might consider dedicating to our Climate Action efforts.

DISCUSSION:

- Annual Town Meeting Preparations – Mr. Higgins reported that the preparations for Town meeting were very close to completion. The Reed gym will be set up with a deputy moderator so that people there will be able to participate fully without having to go to the auditorium. Amendments will be projected so they can be seen by the audience. Ms. Glass went over the newsletter and the final changes that need to be made before going to print.
- Massport Expansion Proposal – Mr. Higgins reported that the Secretary of Energy and Environmental Affairs has issued her determination in response to the Environmental Notification Form (ENF) and has, not surprisingly, determined that the project proponent will be required to prepare a Draft Environmental Impact Report (DEIR). The Secretary's letter summarizes the anticipated project impacts and directs the proponent to conduct a careful assessment of these issued as part of the DEIR. He has emailed Massport's Director requesting confirmation of the review process timetable and opportunities for public input.

- Liaison Reports

Inclusion, Diversity, Equity, & Anti-racism – Ms. Glass reported that the committee is meeting tomorrow. The recordings and slides from the public forum are up on the website. The slides from the training sessions will be uploaded soon as well.

School Building Committee – Ms. Glass reported that next week is her last meeting as an official member of the School Building Committee.

OPEN FORUM:

- None.

ACTION ITEMS:

- Water BANS - Mr. Hutchinson made a motion to approve the Water BANS as presented by Town Finance Director Colleen Wilkins. Mr. Dwyer seconded the motion. With no further discussion, the motion was unanimously approved by roll call vote Glass: Aye; Dwyer: Aye; Hutchinson: Aye.
- Dispatcher Appointment - Mr. Dwyer made a motion to appoint Leo Parnell to the position of full time dispatcher. Mr. Hutchinson seconded the motion. With no further discussion, the motion was unanimously approved by roll call vote Glass: Aye; Dwyer: Aye; Hutchinson: Aye.

CORRESPONDENCE:

- deCordova – Mr. Higgins reported that the indoor areas of the museum will be closed for roughly two years so that a new HVAC system can be installed, and other improvements made to the museum building. He added that the sculpture park will be open during that time.

WARRANTS:

- None

MINUTES:

- None.

Mr. Hutchinson made a motion to adjourn. Mr. Dwyer seconded the motion. With no further discussion, the motion was unanimously approved by roll call vote Glass: Aye; Dwyer: Aye; Hutchinson: Aye.

The meeting adjourned at approximately 9:00 P.M.

Submitted by Peggy Elder
Approved 05/22/23