

## **DRAFT PLANNING BOARD MINUTES - April 25, 2023**

**Board Members Present:** Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Gary Taylor, Ephraim Flint, Craig Nicholson

**Staff Present:** Jennifer Curtin, Paula Vaughn-MacKenzie

**Attendees:** Peter Lowy

**7:00 PM**      **Determination of Minor Change, Section 17, Site Plan Review: Town of Lincoln, Codman Community Farm, 58 Codman Road, Parcel 161-23-0.** Request for a determination of minor change to an approved site plan to add a hoop house and outdoor freezer. Vote expected.

CN serves on the Codman Farm Board, so he recused himself from the discussion and vote.

JC presented the project as submitted by the applicant. Codman Farm is proposing the addition of a high tunnel/hoop house to the property. In 2019 the Board approved the addition of a hoop house to the property under a Minor Modification. Although the hoop house will have no permanent foundation, since the request is for the addition of a substantial structure to the site, abutters were notified.

The hoop house will be 16 feet wide, 100 feet long, and 11 feet high and located 98 feet from the nearest property line. It will be secured with poles driven into the ground. The freezer will be 40 feet long, 8 feet wide, and 9 feet high with an 18-pallet capacity. It will sit on a gravel pad and be located adjacent to the wall of Barn B to blend in with the barn siding. Existing sheds will partially shield the unit.

### Zoning:

Use: The use of a greenhouse is allowed by right for agricultural uses on parcels over 5 acres. Codman Farm has 18+ acres.

Setbacks: The hoop house is an accessory structure. Section 6.5.5 of the Zoning requires all accessory structures located in a residential zone which are not accessory to a residential use to be located 75 feet from all lot lines. The proposed structure will be 98' from the closest lot line.

Historic: On April 4, 2023 the Historic District Commission voted to approve the addition of the Hoop House.

GT moved to consider this change minor in nature. EF seconded. Roll Call: MO aye, LD aye, EF aye, GT aye.

GT moved to approve the project as submitted. EF seconded. Roll Call: MO aye, LD aye, EF aye, GT aye.

**7:15 PM**      **Approval Not Required, Section 2.0 of the Rules And Regulations Governing The Subdivision Of Land And Laying Out Of Ways: Seventy Plus LLC, 66 & 70 Davison Drive, Parcels 146-2-0 & 132-10-0.** Application for endorsement of a plan believed not to require subdivision approval. Vote expected.

The applicant proposes redrawing the existing shared lot lines between the two lots. The ANR will not create a new building lot and the size of the combined parcels will remain unchanged. Lot A will have 146,582 square feet and Lot B will have 165,485 square feet.

The requirements of an Approval Not Required Plan have been met.

1. Each lot has adequate frontage;
2. Each lot has at least 120 feet of frontage on a way open to the public;
3. Each lot has access to the public way.

The Contents of the Plan comply with Section 2.2 of the Rules and Regs Governing the Subdivision of Land and the Laying Out of Ways.

1. Identification of the plan by name of owner of record and the names of the abutters
2. The location of all structures (only structures are on Lot B), ways, easements, and the extent of any residue of the land divided is shown.
3. The statement "Approval Under the Subdivision Control Law Not Required" and sufficient space for the Board to date and endorsement by the Board is given.

MO moved to approve the plan. GT seconded Roll Call: MO aye, LD aye, EF aye, CN aye, GT aye.

## **Business**

### **Liaison reports**

GT said PVM got the deadline for the Rural and Small Towns grant extended by another year to June 20, 2024 to finish the work on the design for an upgraded wastewater treatment system owned by The Community Builders.

PVM said the Housing Choice Act working group is meeting in May and the consultant will be presenting preliminary options for districts and how they fit into the DHCD model. The Working Group will conduct public outreach for the districts and work with the consultant to find out what will go into the zoning and the Planning Board will draft the zoning. The Board will decide on the process applicants will go through, affordability requirements, and what will be included in Site Plan Review.

LD asked if the Board will have input on where the districts will be. GT said the process is that all members of the Working Group have reviewed the maps and suggested ideas of potential areas to rezone. We do not want to present just the minimum requirements; we want to propose more so that there are more options. The options will be presented to the Town for their input.

PVM will share the slide deck and the first public meeting on this will be a joint meeting with the Planning Board and Select Board with two public forums will follow

LD said the Community Center Building Committee met and the Planning Board was granted a second liaison on the Committee but not given a vote. PVM added that any Board with a regulatory role in the Community Center should not have a vote and this was done on the School Building Project as well. CN

added that he served on the School Building Committee and the liaisons there were part of the voting process, so he hopes that the liaisons can express the position of the Board when it comes to Community Center Building Committee votes.

**Approve Minutes from February 28, 2023, March 8, 2023, March 14, 2023 and April 11, 2023.**

MO moved to approve the minutes as amended. LD seconded. Roll Call: LD aye, EF aye, CN aye, GT aye, MO aye.

GT moved to adjourn. CN seconded. Roll Call: MO aye, LD aye, EF aye, CN aye, GT aye.

Approved on May 9, 2023