

## **PLANNING BOARD MINUTES - May 23, 2023**

**Staff Present:** Paula Vaughn-MacKenzie

**Board Members Present:** Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Ephraim Flint, Craig Nicholson, Andy Bennett (Associate Member)

**Attendees:** Jennifer Glass

### **Work Plan Discussion**

MO said the Housing Choice Act zoning is the first order of business for the Board.

PVM said we need to have the zoning language done to present at State of the Town on September 30<sup>th</sup>, 2023.

Jennifer Glass said that the State of the Town will run during the day from 10 a.m. to 3 p.m. with 4 sessions for each topic: Community Center, Inclusion, Diversity, Equity, and Antiracism (IDEA) work, the Climate Action Plan, and the HCA. Parks and Recreation will provide activities for children so parents can participate. All four groups want public input and community forums, so this may be a way to decrease burnout for the public.

MO said that there can be two versions of the language for the public; the full language as well as a summary sheet so people can easily digest it.

PVM said the multi-board meeting on June 6<sup>th</sup> will have the Housing Choice Act working group walk all of the Boards and Town leadership through the process that the Working Group went through, the model, and the options for compliance. The presentation will explain how the model works, and the potential options and locations of potential HCA districts. There will be public forums on June 16<sup>th</sup> and June 20<sup>th</sup>.

LD said it is important to collect feedback in multiple formats so the feedback from one meeting is not considered as a vote of the will of the Town for the future.

Mrs. Glass said the Working Group will expect to answer any questions and put out FAQs.

MO said the Planning Board will have to think about what sort of density bonuses will be proposed in the zoning such as for additional subsidized housing.

PVM said the HCA allows 10% affordable housing and if we want to propose more than that we have to conduct a feasibility study to support the level of affordability that the Town is proposing.

EF said we should take a careful look at the opportunities in Town and the economics for developers to see if increasing the affordability requirements would be cost-prohibitive.

PVM said any multi-family development outside of the HCA requires 15% inclusionary zoning. She added that she reached out to consultants for quotes to conduct a feasibility study.

MO said the Board needs to be clear on what it is trying to accomplish with the zoning. We have a very tight deadline to get the language drafted to present to the Town.

LD said that the area around the Station will be the most attractive and asked if we can craft the zoning for each section of town within the overall HCA district with a different set of zoning and design guidelines for each.

PVM said we have design guidelines that were drafted for the Village Center District by MAPC for the South Lincoln Planning work and there may be different considerations for each subdistrict of the HCA district.

MO asked if there are plans for any analysis on financial impacts on the Town for non-compliance and what Board would do that analysis?

Mrs. Glass said we would need to identify a set of questions that can be addressed for analysis, then finance could potentially take that on.

LD said people will worry about traffic as well, such as on Lincoln Road, which is already bad during rush hour; we need a new traffic assessment.

MO said more children riding the bus will help alleviate the traffic since the vast majority of the traffic is from parents dropping off and picking up children from school.

Mrs. Glass said this is zoning, and developments will not happen overnight. This kind of analysis and these conversations will have to continue.

AB said we need to be able to talk about the implications of non-compliance such as not being able to access the funding sources. How much do we want to meet or exceed the intent of the HCA? If we look to exceed, like Lexington, they explained point by point how their zoning fits into their mission, such as in diversity and environmental justice. The Working Group should address how this fits in to Lincoln's vision.

PVM said we can expect feedback when the options for compliance are released for comments. When Lexington had their first discussions about the districts, many landowners wanted to be in their district.

MO said since we have single-family zoning and land is so expensive, the land would be more valuable if you could build more units on it.

Mrs. Glass said that we need to remember that this is not the only opportunity for zoning conversations.

PVM said the HCA district is a small part of the Town, but it starts the conversation about how all of these other concerns intersect.

EF said that we will continue to see increasing pressure for more housing with population growth and this is not the last time we will hear from the State about housing and zoning.

MO said we have to consider parking, design guidelines, density bonuses, and the subsidized housing level.

LD said we should also talk about bonuses for mixed-use.

PVM will recirculate the design guidelines and put the discussion items on the June 13<sup>th</sup> agenda.

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

Approved as amended 6/13/2023