

# TOWN OF LINCOLN

LINCOLN TOWN OFFICES  
16 LINCOLN ROAD  
LINCOLN, MA 01773  
781/259-2601



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## Minutes

### Community Center Building Committee

### Special Community Meeting

May 23, 2023, 7:00 pm

Hybrid Format: Hartwell Multipurpose Room, Zoom

#### Attendees:

##### Board Representatives and At-Large Members (voting members)

Jonathan Dwyer (Co-Chair), Ellen Meyer Shorb, Kim Rajdev, Rob Stringer, Sarah Chester (Chair), Tim Christenfeld, Alison Taunton-Rigby, Krystal Wood

##### Ex-Officio Members

Tim Higgins, Abigail Butt, Jessica Downing, Brandon Kelly, Dan Pereira

##### Liaisons

Owen Beenhouwer, Laura Crosby, Peter Von Mertens, Wendy Kusik, Kim Bodnar, Roy Harvey

##### ICON (Architects)

Ned Collier, Mark McKeivitz, Ana Cheng

##### Minutes Taker

Edwin Tam

##### Members of the public

Buck Creel, Connie Olsen, Laurie Dumont, Peter Buchthal, Ginger Reiner, Matthew, Penny Perez De Normandie, Maureen Devlin, Nancy Soulette, Mary S, Lucy Sachs, Jane Appell, Ruth Ann Hendrickson, Allison Easton, Gary Anderson, Ken Bassett, Heather Ring, Jennie Morris, David Cuetos, Lynne Smith, Andrey Kochura

**The meeting started at 7:06 p.m.**

#### I. Welcome & Introductions

Sarah C reviewed the agenda:

- ICON architect's report and presentation on Hartwell Campus site-development strategies.
- For the open discussion, state your name and limit to 2 minutes for each person so everyone has a chance to talk.

#### II. Architect's Report

Ned C has obtained program input from COA&HS, PRD, and some of the Town stakeholders. Based on

these interviews and the public’s feedback from earlier committee meetings and forums, the program may need some adjustment but not a great change. Once the program is finalized, ICON will obtain the cost modeling, which involves the estimated renovation cost of the Pods and construction cost of the new CC. So feedback from the Town is important.

On the regulatory analysis, ICON has spoken to Conservation and to the Planning Board. The design will fully respect the 50-foot setback for the wetlands and the 75-foot abutter setback. Ideally, the design may stay as far back as possible from the wetlands.

**Hartwell Campus Site Strategies**

ICON presented 5 schematics and said that Public Safety had reviewed and was okay with all of them, although there was some reservation on Schematic 1. For the CC total sq ft, this included LEAP and maintenance. Details are as follows:

<b>Schematic</b>	<b>Parking Spaces</b>	<b>Green Space Sq Ft</b>	<b>New CC Bldg Sq Ft</b>	<b>LEAP Sq Ft</b>	<b>Maintenance Sq Ft</b>
1	85	55,900	16,000	5,000	2,000
2	93	45,300	16,000	5,000	2,000
3	77	59,300	16,000	5,000	2,000
4	74	67,000	7,500	5,000	2,000
5	93	74,700	16,000	5,000	2,000

**Schematic 1**

The prior study has 100 parking spaces; schematic 1 reduced this to 50, and all are on flat surfaces. There is only 1 entrance for in and out. Pod B and C were removed. Maybe there is a pedestrian bridge to cross the stream. This was the least favorite, as reviewed by Public Safety Department, due to the location of the cul-de-sac.

**Schematic 2**

Similar to Schematic 1 without the cul-de-sac but with more parking spaces. The goal is to separate pedestrians and traffic as much as possible.

**Schematic 3**

Put parking up front with stormwater retention. CC pushed back as far as possible, but try to accommodate the slope with the building, rather than the parking spaces. This allows connections with buildings without crossroads.

**Schematic 4**

Leave B and C Pods intact, and push the CC building back. Pod B has swing space for Maintenance but needs renovation. The new CC building is smaller and encroaches on green space.

**Schematic 5**

Magic Garden has a direct path across to play areas, Pod C remains for LEAP, CC building hugs the hillside, and Maintenance will be part of the CC building.

**II. Open Public Comments**

David C: Please clarify parking.

ICON: Parking spaces are available for both Brooks and Hartwell, walking from Brooks parking lot to Hartwell is 3-4 minutes.

Kim B: Where is the usable green space?

ICON: 2 standard playgrounds; 1 for Magic Garden with equipment, others have no structure.

Jonathan D: Which one is 2-story?

ICON pointed to the schematics.

Jonathan: LEAP prefers to keep separate.

Jonathan: What about sun orientation to building and green energy savings?

ICON: Building orientation is preferred but not the sole driver. The offset is 10-15% with solar, and there are other ways to get green energy, for example buying renewable resources.

Kim: Pedestrian safety is important.

Rob S: Kids will be biking to school, so we need to take this into account.

Kim: Do we have bike paths for safety?

ICON: Yes.

Dan P: Pedestrians and roads will have directions clearly marked.

Heather R: I thought we will have a net zero building. Is there enough energy generation for the new construction to cover it?

ICON: This is a target, not necessarily the main determining factor; there are other ways to get/buy green energy.

David: The goal is not to buy energy.

ICON: The roof is too small to get all our energy needs via solar.

ICON: Other considerations like traffic control, LEAP requirements, and wetland.

Jennie M: Kids come from all directions.

ICON: Maybe we need the schematics/arrows to show more of the traffic.

Roy H: How much green energy covers the total?

ICON: Less than 20%.

Lynne S: Parking spaces have driven everything, and Brooks lot is underutilized. Maybe we have too many parking spaces in the design.

Brandon K: Safety is a priority. We want the least amount of traffic for kids to cross.

Heather: What about parking along the tennis court and Ballfield Rd?

ICON: We did not consider that, may need to talk to LPS. Also, LPS used Harwell parking.

Brandon: There are times parking lots are full because of staff and administration using them.

Dan: The team tried to reflect on the plan, so sometimes parking space is a concern. Brooks parking lot sometimes is full, especially in the summer and during league play. It's not an easy sell for fewer parking spaces at Hartwell.

Tim C: Currently at Hartwell, all parking spaces are used intensively. As for the new CC building, we need to have parking as close to the building as possible, so seniors don't have a long walk.

Abby: For COA parking and school administrator parking, they come and go, whereas seniors need to be as close to the building as possible. How willing are others to park at Brooks?

Peter VM: At Weston CC, parking is on all 3 sides, 2 levels, lots of parking spaces.

Sarah C: Lexington CC also has lots of parking spread partially around the buildings and over multiple terraces.

Sara M: Need to know how many parking spaces Bemis Hall and First Parish Church have? How many parking spaces do Magic Garden staff use? What is the total impervious surface?

ICON: We have not calculated the impervious surface yet.

Brandon: About 15 staff and 70 children's parents come and go.

ICON: Staff park at Hartwell.

Sara M: What about LPS?

Brandon: For LPS, 23 persons regularly park there.

David: We still have outstanding issues from the last meeting, for example, benchmarking.

ICON: Benchmarking is underway. We will talk to LPS.

Dan P: We will talk to LPS about accessing space. The current focus is on Site Development and Strategy.

In June, there will be another open public forum for comments.

David C: Are we getting comments from School Committee?

Answer: School Committee has addressed questions, and it is posted online, their concerns are more on increased traffic on campus and potentially higher insurance.

Kim R: We have not seen this yet.

Dan P: We are in constant conversation with School.

Sarah C: A quick review of the CCBC schedule:

On May 31, CCBC will review public feedback on Site Development and Programming.

On June 13, we will hold another public forum on how we are going to connect the dots for programs and site development.

On June 14, a CCBC regular meeting will discuss the feedback from the previous night's public forum and Town organizations' feedback.

Question: Which schematic has the most green space?

ICON: Option 5 has the most, 74,700 sq ft.

Question: What about parking space in Brooks? It seems to be underutilized.

Answer: Brooks parking will be busy as the pool opens in the summer.

Buck C: Need to understand LPS and Magic Garden's parking requirements. Also consider truck delivery and potential access to Hartwell's main entrance. For the bike path, need to understand the traffic flow and pathways. What about septic?

Kim: Are site developments only new CC construction?

ICON: Some schematics allow existing buildings (Pods) to stay.

Buck: The school also has after-school programs, not just LEAP.

Ginger R: Are we considering repaving Ballfield Road here?

Jonathan: That will not be part of this plan or in the budget. It will be a line item for the Town to vote on in November. However, we would like to do all these at the same time.

Dan P: I have not heard of this.

Jonathan: There is some flexibility to do this all at the same time.

Peter V: For Schematic 4, LEAP continues, cost of renovation is expensive. Have we considered putting the space in the new CC building?

ICON: This could be Schematic 5, at 18,000 sq ft, including LEAP space.

Sara M: Magic Garden is not part of the town organization, so have we considered having them go to an alternative location in town? Any rationale for them to be located on campus?

Buck: It is important for MG to be located on campus for staff and to drop off and pick up. MG pays rent to LPS. The Town and School need to decide whether to have them relocate somewhere else. In the past, this was an unpopular suggestion.

Abby: Magic Garden has searched for alternative space in the past. There are not a lot of options in Town because they need play space.

Sara M: We need to consider the square footage that is occupied by non-municipal organizations.

Having less sq ft built is cheaper for the community; we should have a conversation with MG on this.

Buck: Renovation of existing space is not a cheaper alternative versus building a new one.

Susan M: Echo Sara M, we need to think outside of the box, and find creative ways on space.

Heather: Besides LEAP's requirement, we also have Lincoln Preschool now.

Question: Is it cheaper to build a new building vs renovate Hartwell?

Question: Can we have a cost-benefit analysis on the solar?

Peter V: Can we get the total electricity generated by solar?

ICON: This will not be done in the next few weeks.

Tim C: Solar project was not part of the school project. May not need to be part of this budget,

Ruth Ann: Can we have an operating cost analysis and a construction cost analysis?

ICON: This will be part of the design proposal.

Kim: What about the human cost? Can we capture it since we have town employees going to different locations to manage programs?

### **III. Review of Schedule**

Sarah C reviewed the schedule, as follows, and stated that access details will be published well in advance:

- May 31 at 7:00 pm: CCBC regular meeting, hybrid, Donaldson Room
- June 13 at 7:00 pm: CCBC Public Forum, hybrid, Harwell Multipurpose Room
- June 14 at 7:00 pm: CCBC regular meeting, hybrid, Donaldson Room
- June 28 at 7 pm: CCBC has tentatively scheduled this regular meeting (hybrid, Donaldson Room), which will depend on the progress of the June 13 and 14 meetings.

### **IV. Adjourn**

Sarah C asked for a motion to adjourn. Alison T-R moved and Jonathan seconded. Sarah asked for a show of hands; unanimous approval. **Motion passed.**

**The meeting concluded at 8:42 p.m.**