

## PLANNING BOARD MINUTES

July 11, 2023

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

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

**Attendees:** Geoff McGean, Jennifer Glass

**7:00 PM Approval Not Required, Section 2.0 of the Rules and Regulations Governing the Subdivision of Land and Laying Out Of Ways:** Farrington Memorial, Inc., 295 Cambridge Turnpike, Map 132-25-0. Application for endorsement of a plan believed not to require subdivision approval to reconfigure the lot to create a second parcel to be put into permanent conservation.

JC presented the plan as submitted by the applicant.

The landowner is splitting the 74.6 acre parcel into two lots.

These lots are shown as "Parcel A" and "Remaining Land" on the ANR Plan entitled "Plan of Land, 295 Cambridge Turnpike" dated June 20, 2023. Parcel A will become a 7.6 acre parcel with frontage on Page Road to be put in permanent conservation and the Remaining Land will be comprised of 67.06 acres.

The plan was prepared by Snelling & Hamel Associates Inc. and is stamped and signed by John Hamel, a certified land surveyor.

The plan contains all of the requirements for an ANR in Lincoln's Rules and Regulations regarding the Subdivision of Land and Laying Out of Ways.

MO made a motion to endorse the plan. CN seconded. Roll Call: CN aye, LD aye, MO aye, EF aye, GT recused due to his wife's position on the Farrington Board.

**7:05 PM Housing Choice Act Zoning Working Session**

PVM gave a brief overview of the Village Center design guidelines. PVM said that the guidelines would be discussed more in depths at the next meeting July 25th, when Joe Robbat, Dana Robbat, and Andrew Glass will be present as representatives of the Friends of Modern Architecture (FOMA) and the Historical Commission. PVM noted that the Historical Commission will have jurisdiction over anything that is getting torn down.

MO said that the Robbats have made the argument that the historical context of Lincoln includes modern architecture, and that they may want to see something about architecture in the design guidelines. MO noted that there are other towns that have guidelines that cover architecture. CN noted that nothing in the Lincoln guidelines excludes architecture, but also that the guidelines were not intended to be too prescriptive.

LD stated that the guidelines should try to prevent tasteless building design. MO raised the point that tastelessness is subjective. LD responded that bright colors that do not fit in with the surrounding environment could be seen as objectively tasteless. GT stated that the Board should be careful about getting into specific architectural forms and types and suggested that the guidelines should focus on more concrete characteristics like setbacks. MO said that one cannot legislate taste. LD said that parking lots should not be out front. PVM agreed and noted that is already addressed in the guidelines, and that parking lots can be on the side and in the back but not out front. LD also said that the guidelines should include using neutral colors that are consistent with the surroundings. GT mentioned that he could not recall paint colors being looked at in any previous site plan. MO said that in the past they have been able to prevent tastelessness during site plan reviews, and that people will likely listen to the board's guidance in order to get through the site plan review process. EF raised the point that design choices that are acceptable for and consistent with the Town will add value to the property and therefore developers are incentivized to make those design choices.

PVM said that in her last meeting with UTILE, they recommended that the residential only buildings should be 36-40 feet or 3 stories tall, and mixed use 42 feet tall. LD asked what the height of the buildings in the mall were. Geoff McGean responded that they were 36 feet. PVM said that the jump from 36 to 42 feet is not unprecedented when considering what has historically been permitted in the Town. Jennifer Glass noted that UTILE said that the 36-42 foot height was dependent on the roof line chosen. PVM asked how tall Ryan Estates was. Mrs. Glass said they were 45 feet tall. CN recommended that mixed use be allowed to be 45 feet. GT said that first-floor retail should also be given extra density. MO said she would be interested in what the neighborhood has to say on the issue.

GT said that the residents of Battle Road Farm and Minuteman Commons might be more interested in Lincoln North being developed as not strictly commercial if they could get a coffee shop or something similar. PVM said that the Housing Choice Act Working Group will meet with the residents from Battle Road Farm at 7pm on July 12<sup>th</sup> and would be meeting with the residents from Minuteman Commons on July 14<sup>th</sup>.

PVM gave a brief overview of the subdistrict presentation and ran through the potential options and discussed a new Option 7. PVM said that The Community Builders (TCB) would have no reason to tear down anything at Lincoln Woods and would more likely develop something at the commuter lot. GT said that any project on the RLF/Mall property that included any substantial housing would need TCB cooperation in the expansion of the septic system that serves the Mall and Lincoln Woods and said that the opportunity to develop housing on the commuter parking lot could provide that incentive. He also noted that any housing developed by TCB on the commuter lot would be 100% affordable and count on Lincoln's Subsidized Housing Inventory.

LD asked if Minuteman Commons or Oriole Landing would have to be rezoned under Option 7. PVM said that neither would have to be rezoned, and that the only thing they would have to rezone would be Lincoln North. GT suggested giving the owner of Lincoln North the option to redevelop.

PVM said that Option 7 would contribute to the Planning Board's goal of changing the uses of Lewis Street from light industrial to residential, retail and commercial. MO noted that the Board only has until September and suggested that the Board start discussing specific wording for the zoning soon. PVM stated that we received a grant for a consultant to write the zoning language and that she is in the process of working out insurance details with the firm who would do the economic feasibility study. PVM said she was still waiting on Town Counsel for a response regarding legal issues and the quantum of votes.

CN asked if there were two different consultants doing the zoning and feasibility study. PVM responded that there were. CN asked if anyone knew how busy the zoning consultants were. PVM said they would be using KP Law to do zoning. PVM said UTILE has worked with many other towns and that she is trying to get funds to have them come back and finalize the district modeling to submit to Executive Office of Housing and Livable Communities (formerly DHCD).

MO said she would be gone for the first two weeks of September. PVM said she would be out the last week of August and first week of September, so they should try and get the zoning done within 4-5 weeks.

LD asked if the Planning Board should be doing more analyses. PVM said that the Town has conducted an economic analysis of Lincoln Station and Oriole Landing, and will be putting those on the website alongside the traffic study. PVM said that those economic analyses showed to be net-positive to the town and the schools also need more children so it will be a benefit to them.

GT noted that according to the traffic study that was done for SLPIC, the Codman Road Lincoln Road intersection has the most traffic congestion in Town. PVM said that if they could get more students to utilize the school buses it would reduce traffic. MO said the biggest source of traffic is the train crossing. EF said there is supposedly cut-through traffic from people who are trying to avoid Route 2 as well.

PVM said the next Planning Board meeting would be going over the design guidelines in depth.

MO said that the Board should be ready to answer specific questions on the zoning. LD asked if the Board can also give recommendations on which option to choose. PVM said that the Planning Board can take a position, but by the time they present the options the Board should have narrowed it down to only 2. Mrs. Glass suggested that the Board schedule something soon after the State of the Town that brings together the Housing Choice Act Working Group, the Planning Board, and the Select Board to process feedback from State of the Town so that a recommendation can be made to EOHLC and Town Meeting.

GT moved to approve the minutes of June 13th as amended. EF seconded. Roll Call: CN aye, LD aye, MO aye, EF aye, GT aye.

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

Approved on July 25, 2023.