

PLANNING BOARD MINUTES

July 21, 2023

LINCOLN TOWN OFFICES - PLANNING OFFICE

7:30 AM Zoning Working Session

Present: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Gary Taylor, Craig Nicholson, Paula Vaughn-MacKenzie

The Board discussed how the model for the Housing Choice Act worked. PV-M explained the options currently being considered by the Housing Choice Working Group. The Working Group has been conducting neighborhood meetings and listening to residents' feedback. This feedback has resulted in tweaks to the areas considered for the district. The model requires certain zoning parameters which need to be incorporated into the Zoning language.

The Board members reviewed the zoning parameters for each subdistrict that would be required by the model. One question was whether a maximum density could be established for Lincoln Woods. Another question was how lot coverage works with the model. PV-M explained that the architect that worked for Utile, the Town's consultant noted that lot coverage was an outdated parameter, and that regulating height, stories, and setbacks took care of regulating what could be built. Board members also wanted to know if there were any other parameters not contained in the model that needed to be addressed in the zoning bylaw.

After reviewing specific zoning parameters for the 3A district and its subdistricts, there was consensus on height, setbacks, and stories. Board members thought 36' and 3 stories were appropriate for multi-family buildings and 42' was appropriate for mixed-use buildings. The Board also discussed parking requirements and agreed that a minimum of one parking space per residential unit would be the requirement in the 3A district and for multi-family housing. Commercial spaces would need either 1 space per 250 square feet of commercial space or the number of required parking spaces could be determined by the Planning Board as part of site plan review. A report by MAPC just released in July 2023 titled WestMetro Parking Utilization Study was distributed to the Board members. The report noted that 1 parking space per residential unit would be adequate for a multi-family development.

The Board noted that parking should be on the sides or in the back of buildings where possible. In addition, they thought it appropriate to speak to the Codman neighborhood to see if the front yards should be 50' and the rear yards 30' or if more space should be allocated to back yards.

Next Steps would be for PV-M to develop a draft of the zoning for the Board members to discuss at the next working meeting with Town Counsel. The Board will also work on developing zoning for the Mall area, including the commuter lot and Doherty's lot as well as Design Guidelines.

Representatives from Friends of Modern Architecture and the Historical Commission will be joining the Board at their next meeting on July 25, 2023, and Dana Robatt will be giving a presentation on the history of modern architecture in Lincoln.

Approved on August 8, 2023.