

PLANNING BOARD MINUTES

July 28, 2023

LINCOLN TOWN OFFICES - PLANNING OFFICE

7:30 AM Zoning Working Session

PRESENT: Margaret Olson, Gary Taylor, Ephraim Flint, Craig Nicholson, Paula Vaughn-MacKenzie, Joel Bard

The Board reviewed a draft of the proposed zoning amendment for the Housing Choice Act 3A district. GT asked that language be added to clarify that underlying zoning stays in place and controls if a proponent elects not to use the overlay district.

The members first discussed the framework of the zoning draft which clearly spells out two new distinct overlay districts to be incorporated into Section 12 of the Zoning Bylaw pertaining to overlay districts. One new overlay district is for the 3A district, and one new overlay district is for the Village Overlay District comprised of the RLF parcel, the commuter lot and the Doherty's parcel.

The Board reviewed the purposes of each district and the uses, dimensional controls, and other requirements of each overlay district and subdistrict. They agreed to include some flexibility in the parking requirements that would be reviewed as part of the Site Plan Review process, noting that parking demand could change over time. In addition, the Board wanted flexibility to review the placement of parking in some subdistricts so that cars do not become the focal point of the streetscape. This flexibility would allow the Board to deal with different situations without having to change the language of the bylaw, which is often a lengthy process.

The Board discussed the uses that would be allowed in the different subareas and the uses that would be specifically not permitted, particularly in areas that allow or require mixed-use. There was consensus that the sale and rental of light equipment that would include rental centers and often entails outdoor storage would not be allowed.

Next steps will be for the Board members to review the draft proposal and bring any notes to the next meeting which will focus on the parameters for the Village Center District.

Approved on August 8, 2023.