

HOUSING & BUILT ENVIRONMENT

1. Use techniques such as Smart Growth and higher density in target areas to achieve town's Affordable Housing goals to fulfill State requirements and to address the needs of other segments of the population, including youth, the adult disabled, the elderly and those of moderate income.
2. Integrate, coordinate and clarify the review process with respect to demolition and mansionization, and encourage greater use of neighborhood conservation districts and expanded historic districts to include more types of homes at risk.
3. Determine the key elements that define and differentiate Lincoln from surrounding communities, and create a Visual Preference Document that conveys these characteristics to developers and those new to the community.
4. Implement greater public review of development that might impact or occur adjacent to Lincoln's conservation lands, key viewsapes and scenic roads.

Group 1 Response

1. Smart Growth/ Community Development

- *Concerns: 1. With 140mm US growth by 2050, where will Lincoln's share live? 2. But, has Lincoln contributed to the last 50 years of US growth? If not, why not? 3. With Lincoln elders moving to the The Groves, could open up 50 houses. 4. Traffic from 128 belt?!? 5. HAFB—future; housing stock; etc. 6. Continued reliance on property tax to fund town services; state's reluctance to fund town operations.*
- *Additional subsidized housing with community center at the Mall for families and elders. Need drugstore (maybe in Donelans) and town-wide transportation.*
- *How best to encourage diversity: multi-generational, young families, elders, cultural, etc.*
- *Identify Zoning for <2 acre development/ smaller homes and subsidized housing. DPW site? Lewis Street? Ridge Road?*
- *Use neighborhood conservation Districts (to restrict home sizes) to emphasize the appropriate site-ing and sizing of homes and to retain character and modesty*
- *Focus on underutilized properties—maintain character, footprint, and setting of large, old homes but allow renovation for multiple households.*
- *Family focused development / Accessory Apartments – ease zoning restrictions*
- *Can we develop regulations allowing for two-family homes while emphasizing appropriate site-ing, setting, and sizing for the lot?*

2. Tear Down – Mansionization

- *Pro active stand...Say "NO"*
- *Restrict tear downs, support retrofit – incentives*

3. Elements differentiate Lincoln- preferred character

- *Avoid restricting architectural creativity – (creative homogeneity) encourage architectural diversity emphasizing appropriate scale and massing*
- *Contemporary/ modern architecture—2nd to none in the state/area*

- Architectural Diversity—important to maintain and encourage
 - Avoid “Recipe” approach!! (No Nantucket-like village or paint pallet!)
 - Pro-activity/ Environmental principles—**be a leader in this effort in the state!**
 - Town Boards want help with guidelines; Visual preference(?) survey would show developers/petitioners/new residents that town is behind Boards’ decisions
5. Buffer Conservation Lands?
- All future development will impact conservation lands, viewsapes, or scenic roads, therefore:
 - Enact >Public oversight for activities adjacent to conservation land
 - Increased setbacks for properties bordering conservation land
 - Better use of technology for transparency
 - Town Boards - ^ - oversight
 - “It would be helpful if this group came up with public statement regarding greater oversight.”
 - Take care with issues regarding cell towers and conservation land vs. accessible communications for town

Group 2 Response

1. Smart Grown/ Affordability
 - Target South Lincoln for higher density development – Lewis Street similar to Lincoln Woods—a “great example” of mixed use/affordable housing.
 - Family oriented higher density development.
 - Residential Services Coordinator to act as affordability liaison, avoid evictions, work with COA to provide elderly services-- supported by Town/State (?)
 - Additional retail or at least protect existing opportunities - self sufficient Town Center; walkability for elders and families; transportation townwide; a Visitors’ Center
 - Take advantage of underutilized parcels/ buildings
 - Consider multi- family use or accessory apartments; can we reconsider a two-family dwelling on a lot?
2. TEAR DOWN & MANSIONIZATION
 - Architectural services/ Consultation; “efficiency creates space not sq. footage”
 - Greater clarity and simpler process for incoming homebuyers & home owners
 - Identify sustainability standards consistent with value of Lincoln –VPS—“Why is Lincoln distinct, and how it got there?” What values underlie the harmony of structures and land (fences, rock walls, scale and massing, settings, integration of nature with housing, use of plantings/trees, etc.) VPS a good way to welcome and educate newcomers, developers, petitioners.
 - “Green” approach to renovation
 - Process is too cumbersome to renovate an existing home/property. Clarify and streamline—help minimize adversity and need for lawyers
 - Identify parcels for reuse/existing buildings

3. VISUAL PREFERENCE

- Not just document/ *make accessible on Web site (e.g. Weston's)*
- Portray the values & ethics of Lincoln
- Garage Orientation away from the street, *lighting, curved paths and driveways, etc.*

4. CONSERVATION LAND BUFFER

- Use website or VPD to identify valuable aspects of conservation lands/open space
- Consolidate GIS info/boundaries & make it available to incoming homeowners and developers