

# Land Use & Economic Development Breakout Groups

## Notes from Group Discussions

### February 9, 2008

#### RESIDENTIAL PARCELS > 2 ACRES

Goal Presented: “Encourage cluster development as the development of choice for greater-than-two-acre parcels. In so doing, consider the possibility of ‘mandatory/conservation clusters’ provided certain criteria are met.”

Chart [filled in with resident comments]:

<b>Costs/Benefits to Cluster</b>		
<p><i>Concerns/Costs/ Risks</i></p> <ul style="list-style-type: none"> <li>• Potential loss of “rural ethic”</li> <li>• Trying to attract a “particular type” of person               <ul style="list-style-type: none"> <li>○ Town has opportunities for town-wide participation without requiring clusters</li> </ul> </li> <li>• None!</li> <li>• Change [to] bylaws [required]</li> </ul>	<p><i>Benefits</i></p> <ul style="list-style-type: none"> <li>• Mandatory cluster with clear development guidelines</li> <li>• Minimize mansionization – Encourage diversity (economic) of residences</li> <li>• Attract community-oriented people</li> <li>• Green implication – reduce driving</li> <li>• More green space – conservation land – possible sharing of septic?</li> <li>• Need to move to [illegible: “hwire”] cluster</li> <li>• Greener – fewer trees bulldozed</li> <li>• Increased property values → taxes</li> <li>• Respect to wildlife</li> </ul>	
<p><b>To What Extent Do We Lean Toward Clusters?</b> [X's in chart represent residents marking their positions]</p>		
<i>Don't allow</i>	<i>Encourage</i>	<i>Mandatory</i>
X <sup>1</sup> X X	XXX <sup>2</sup> X	X
<p>(1) Like landscape but skeptical about “forced” neighborhood = condoization</p> <p>Explore providing bonuses for developers</p>	<p>(2) strongly encourage and facilitate</p>	

Facilitator Notes:

- Two acre lots attract a certain rural type of resident; clusters create social isolation?
- We should support planning that creates a more social network-Brown’s Woods example.
- Cluster zoning in NH was “blindingly obvious” in terms of less disturbance of the land, enhanced property values, attractive neighborhoods.
- Most of our subdivisions in the recent past have been clusters, but requiring clusters runs into “by-right” provisions.
- Clusters more beneficial to environment, wildlife.
- We should explore bonus for clusters if they have benefits to the town.

## COMMERCIAL DEVELOPMENT

Goal Presented: "Maintain a strong presumption against commercial rezoning of properties currently zoned residential, except in cases where a carefully planned and approved overlay scheme is in place."

Chart [filled in with resident comments]:

<b>Costs/Benefits</b>			
<i>Concerns/Costs/ Risks</i>	<i>Benefits</i>		
<ul style="list-style-type: none"> <li>• [For an] overlay district, [we] need to know impacts on town, surrounding properties, tax impacts, [and] other options [for the land]</li> <li>• [The overlay process should include] open discussions, data available to the public about property and surrounding properties</li> <li>• I'm opposed to the malling (mauling) of America. Pun intended. 50 or so years ago Quincy Adams when he opposed some development during town meeting was asked, "Well, what do you think Lincoln should be?!" He responded, "An oxygen factory!"</li> </ul>	<ul style="list-style-type: none"> <li>• tax revenue</li> <li>• local services</li> <li>• keep residential property taxes low</li> <li>• cultural/economic diversity</li> </ul>		
<b>Zoning</b> [X's in chart represent residents marking their positions]			
<b>X X</b>	<b>XXX</b>	<b>X<sup>1</sup>X</b>	<b>X<sup>3</sup> X<sup>4</sup> X<sup>5</sup> X<sup>6</sup>XX</b>
<i>No new re-zoning of residential property to commercial</i>	<i>No commercial development in residential neighborhoods</i> * 2  <i>Allow new in commercial areas (Lincoln Station, North Lincoln overlay)</i>	<i>Commercial development anywhere with overlay district</i>	<i>Solicit &amp; promote commercial development</i> *  <i>Fast-track</i>
	(1) Except for special opportunity (2) Desire by resident to separate two statements	(4) Targeted by town (5) Town Meeting approval (6) Have commercial areas in each neighborhood, e.g. farm store services  Distribute traffic – no polluting industry  Need commercial for tax benefits, but maintains town control	Casino at Hanscom Field
	(3) Residents open to new commercial development but with a much better process [see first two bullets under concerns/costs/risks]  [illegible: "CDD"] Lincoln Station and Route 2 using current evaluative approach		

Facilitator Notes:

- Reference to Eliot/Braun report: sought commercial development opportunities, but with specific qualities-access to transit/roads to minimize thru traffic.
- E/B report saw linkage to needs for funds for schools, etc.; recognized dramatic growth facing the region.
- Large scale commercial: why can't it be mixed use?
- Tax base and land use are tied together. Our need for revenue links to our social/cultural goals: only the wealthy can move in, children can't afford to stay in Lincoln.
- We need a better process for considering commercial and overlay districts.
- We should know the economic benefits and impacts of an overlay district before acting.

## LINCOLN STATION

Goal Presented: “Promote the development of the Lincoln Station area as a compact, dense, and walkable neighborhood that provides services to residents, opportunities for social interaction, and new housing choices.”

Chart [filled in with resident comments]:

<b>Lincoln Station</b> [X's in chart represent residents marking their positions]			
X		X <sup>1</sup> X <sup>2</sup> X <sup>3</sup> XX	X X X X X X X X X X X X X X X X X <sup>4</sup> X X <sup>5</sup>
<i>Continue current plan with no new development</i>	<i>More retail, restaurants, services, etc.</i>	<i>Mixed Use commercial, residential</i>	<i>Expand footprint + services + residential</i>
		(1) Like mixed use, but not a suburban mall – truly village interaction [line drawn to left of “More retail...”] (2) More meeting spaces (3) Development agreements so new development in advance  Yes	(4) Not suburban mall (5) Including “4 <sup>th</sup> quadrant” [18 people raised hands to re-zone the 4 <sup>th</sup> quadrant to allow for more mixed-use development]  Expand up and/or [illegible: “even”/“over”] existing buildings

**Facilitator Notes:**

- We should have goals for commercial development: places for retail, offices, etc.
- We have responded to/managed change, i.e. Codman property disposition led to the construction of the Mall and Lincoln Woods.
- We should expand the footprint of South Lincoln/Lincoln Station; take fourth quadrant out of conservation???
- Some worry about the economic viability of Lincoln Station.
- We need “community support centers” other than just Lincoln Station.

## GUIDING PRINCIPLES FOR ECONOMIC DEVELOPMENT

Goal Presented: “Promote economic development within the Town that protects our rural character, adds to the vitality of residential life, encourages human interaction at Lincoln Station, and maintains/improves the delivery of services to residents.”

Chart [filled in with resident comments]:

- An open public process in [or “is”] all – No major development without town meeting guidance!
- Care about traffic implications
- Concentrate commercial and mixed uses to leave remaining rural character intact
- Co-evolve with the environment – “Green” development, e.g. near public transportation, energy efficient
- Plan with nearby communities (other towns) ... think regionally and sustainably
- De-cocoon: generate more community involvement ~ services of general interest
- Targeted based on careful evaluation of traffic and community impacts ... need to be honest about need for revenues to pay for preservation
- Find other sources of revenue besides for-profit
- If in Lincoln Station, vibrant – possible for success
- Town-run or resident-run for-profit businesses using local products, e.g., dead trees -> selling mulch

[WHAT SHOULD BE ON OUR]  
"TOP TEN" GOALS  
FOR LAND USE AND ECONOMIC DEVELOPMENT?

Chart [filled in with resident comments]:

- Innovative techniques for managing land use
- Check economic feasibility vs. town's wants
- Co-evolve with environment; "Green" development, e.g. near public transportation
  - Agree [with above]
- Support community diversity, integration with outer world – public [illegible: "export"?]
- Maintain town control of development
- Increase tax base with minimum increase in town costs
- Education of everyone of history and opportunity
- Must be "green" construction
- Seek targeted opportunities for economic/commercial development (not just in [Lincoln] Station) to fund preservation
  - Need clear criteria as to what conditions should be / clear analysis of trade-offs