

**TOWN OF LINCOLN  
MINUTES OF COMPREHENSIVE LONG RANGE PLAN  
STEERING COMMITTEE  
Held on October 28, 2008  
At 8:00 AM in the Donaldson Room, Lincoln Town Offices**

**COMMITTEE MEMBERS PRESENT:**

Ken Hurd	HOBE sub-committee; Planning Board (Chairman)
Mark Whitehead	Town Planner
Judi Barrett	Community Opportunities Group
Peter Sugar	CHUG sub-committee
Anita Scheipers	Asst. Town Administrator
Noah Eckhouse	FACTS sub-committee
Ken Bassett	LUED sub-committee
Sarah Guerrero	LUED sub-committee
Peter Von Mertens	OSNR sub-committee

**Also in attendance:**

Peter Braun, Jeff Bennett, Susan Curren, Anna Hardman, Bryce Wolf, Sara Mattes, Jack MacLean, Buzz Constable, Sarah Cannon Holden, Neil Feinberg, Tim Higgins, Catherine Perry

**INTRODUCTION**

The Chairman introduced the Steering Committee members for the benefit of the audience. He explained that the Steering Committee meets periodically but that this particular meeting has been called to discuss subject matter referred to in an email circulated in town since the last meeting by a resident, Jim Moore. Since the email contained inaccurate statements and allegations and identified Sarah Guerrero as its source, Mr. Hurd wished to correct the record and to ensure that the plan process was not damaged. He went on to outline the deliberative process that is being followed in preparing the plan, which will culminate in decisions by Town Meeting.

Mr. Hurd stated that the email suggests that there was a more extensive discussion of commercial development and tax revenue in last week's meeting than actually took place, and it has since been clarified that a conversation took place following the meeting, between Sara Guerrero of the LUED sub-committee and Peter Sugar of the CHUG sub-committee, which was not part of the Steering Committee's proceedings. Mr. Hurd was more specifically concerned about the following false claims:

- The supporters of large scale commercial development have fired up a new initiative. Their idea is to use town resources to "educate" the townspeople...
- The Governance committee [Cultural and Historic Resources and Governance sub-committee – Ed.] recommends that the Town undertake a process to educate the citizens of Lincoln about the urgent need for large-scale commercial development revenues in order to fund town government services
- This is going to be the main recommendation by the Governance committee when they present to the State of the Town Meeting
- Peter Sugar said that the job of his committee is to make recommendations to the Selectmen for the governance of the entire town and that the job of the Land Use

and Economic Development Committee is to make recommendations to the Planning Board.

The Steering Committee agreed that these statements are untrue. Mr. Hurd asked Ms. Guerrero to respond.

Ms. Guerrero said that she picked up on something at the last meeting that did not seem right, and alleged that CHUG has added a new policy goal/ recommendation (increasing Town revenues and targeted commercial development) that has not been discussed and is bound to be controversial. She said that LUED has been trying to cover commercial development sensitively for a long time. She asked for the item in CHUG's portion of the SOTT document to be deleted.

The Chairman asked for Mr. Sugar's viewpoint. He responded that a part of CHUG's charge is to look at finance. CHUG's discussions have all been made public, including posting minutes on the website. Although the issues and goals summary with eight points including the one about commercial development was produced shortly after the full committee discussion on September 16<sup>th</sup>, it was circulated and has been available for some time. It identifies as an issue how to deal with the increasing cost of government and proposes a range of measures including commercial development for further exploration. CHUG did not consider it had time to go into depth on these, and its idea is to include further work in the implementation plan. The full committee can assign responsibility for such work. Mr. Sugar emphasized that CHUG has developed a set of goals and exploratory recommendations, not a hidden plan. He accepted that there are overlaps in the subject areas of the sub-committees here; there was some discussion at the September 16<sup>th</sup> meeting and there may be more work needed.

The Chairman invited Judi Barrett to give her view. She said that when she reviewed the goals/issues/recommendations from the sub-committees, she did not see this as necessarily creating a conflict. She noted that CHUG's wording does not refer to location or scale. Loose wording can sometimes be a problem but Ms. Barrett did not see this recommendation as related to the Arshad property that has been examined by the At Risk Properties Committee recently and triggered local residents' fears. Mr. Sugar confirmed that CHUG members have not been involved in discussions on the Arshad site. He said that the word "targeted" was meant to imply a need to be careful about location. Ms. Barrett suggested that it was appropriate to include the recommendation in the SOTT document for public discussion.

Ken Bassett noted that LUED has to some extent sidestepped whether to support any developments, focusing instead on developing a set of considerations, although there has been some discussion of more development near Lincoln Station.

The Chairman noted that revenue issues are discussed regularly by members of town government, and he considered it reasonable for CHUG to address them and suggest a way forward. Noah Eckhouse commented that Services, part of FACTS' area of responsibility, also raises questions of funding and site availability that will need to be addressed jointly.

Overall, the sense of the Steering Committee was that while it might have been desirable for the reference to commercial development to have been included by CHUG prior to the September 16<sup>th</sup> meeting, its inclusion was valid and there is an ongoing process to arrive at a final plan.

The Steering Committee was concerned to rebut the misleading statements in the email and to clarify the true position for the public, including noting: that commercial development is not CHUG's main recommendation; that the word "large-scale" has not been used; that there is no proposed exercise to "educate the town" on this topic; and that CHUG's recommendations are not channeled to the Selectmen, rather the whole plan will go to the Planning Board and Town Meeting.

It was agreed that CHUG and LUED will hold a joint meeting to further discuss the area of overlapping interest. Mr. Whitehead will post the meeting on town bulletin boards and on the website. The Chairman reminded all sub-committees to work at maintaining records.

The Chairman invited comments from the audience. These included:

- Some people were taken by surprise by CHUG's recommendation;
- The words "targeted commercial development" are not new as they were in CHUG's charge from the beginning, and until CHUG heard feedback from the land use side at the September 16<sup>th</sup> meeting, it was hard for it to address commercial development from the revenue side;
- Members of LUED recognize the revenue issue and there is agreement that a process is needed to get to land use specifics; there may not be a major conflict, but discussions may help;
- The CLRP is an ongoing major process being conducted under open and democratic principles and people need to trust in one another;
- Residents are sensitive about perceived shortcomings of process in relation to the Arshad site but discourse is good.

The meeting was adjourned at 9:30 AM.

Submitted by Catherine Perry