



# THE SELECTMEN'S NEWSLETTER

VOLUME 3, ISSUE 3

MARCH 9, 2015



## **ANNUAL TOWN MEETING**

**BROOKS AUDITORIUM  
SATURDAY, MARCH 28, 2015  
9:30 A.M.  
AND, IF NEEDED,  
TUESDAY, MARCH 31, 2015  
7:30 P.M.**

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## **ANNUAL TOWN ELECTION**

**SMITH GYM  
MONDAY, MARCH 30, 2015  
7:30 A.M.-8:00 P.M.**

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***PLEASE COME  
PLEASE VOTE***



**EXCERPTS FROM BOARD OF SELECTMEN  
SECTIONS OF 2014 ANNUAL TOWN REPORT**

**INTRODUCTION**

2014 was a year of challenges, both old and new. Route 2 construction continued into its second year, Lincoln K-8 facilities' needs continued to be addressed, street lights and crosswalks were purchased and upgraded, research continued in earnest for a new community center, and we successfully negotiated a PILOT program.

Community life followed a familiar pattern - Winter Carnival kicking off the new year, Town Meeting in the spring, State of the Town in the fall, and many meetings and activities in between. At Town Meeting, we approved several capital projects, set in motion a study to research feasibility and costs of a new community center, and approved a warrant article for new bike racks brought by a group of eighth graders. The bright light award was granted to Pamela Gallup, for her many contributions to affordable housing.

In the fall, at the State of the Town Meeting, we heard presentations from the K-8 School Committee and the Community Center Study Committee. Both committees made detailed presentations, and left ample time for feedback.

This year saw the passing of a major torch: In June, Chief Kevin Mooney retired after 26 years with the Lincoln Police Department and Chief Kevin Kennedy, who has served Lincoln for 22 years, was sworn in. Our Town is incredibly fortunate to have the experience and dedication of both of these men serving our community.

Lincoln relies on its experienced and knowledgeable staff, as well as enthusiastic and hard-working volunteers. This Town could not function as well as it does without the dedication of all of these people. Our staff rivals the best in the State (if not beating them all), and our volunteers are the envy of our neighbors. These people deserve our sincere thanks.

Our role as the Board of Selectmen is to listen to you, the citizens of Lincoln, and to carry out the will of the Town, as expressed at Town Meeting. We look forward to seeing you at Town Meeting in March, and in collectively setting our sights for 2015.

**COMMUNITY CENTER**

The Board of Selectmen appointed the Community Center Study Committee (CCSC) in May 2014, following a vote of Town Meeting. They were charged with evaluating the options for addressing the long and short-term facilities' needs of the Council on Aging and the Parks & Recreation Department, as well as approximately 25 other town and community organizations.

A final report with recommendations was delivered to the Board of Selectmen (BOS) in early February 2015, so that the Selectmen could prepare their recommendations to the March, 2015 Town Meeting.

The CCSC worked diligently over the summer and into the fall and winter, with great public transparency. They researched and visited several Community Centers in neighboring towns, familiarized themselves with the five town-owned sites, reached out to Lincoln School officials, the PTO, as well as to other Boards and Committees. They had a robust web site presence, and gathered feedback through various public events and a survey.

They held a town-wide charrette in October, which was attended by over 150 people. They also held two additional public events in the fall: one sponsored by the PTO and one by the COA.

This was followed by a presentation to the State of the Town in November, which was attended by over 350 people – a very good turnout. The SOTT included an opportunity for residents to weigh in on which of the five sites had the greatest support.

As a result of the overwhelming support for a Community Center to be built in the Hartwell area of the school campus, the focus since the SOTT was on what could be done on that site. Several possible options were investigated at the Hartwell site, with a potential cost of between \$9.5 and \$13.5 million.

The final report of the Committee, with its recommendations, is available on the Town web site. Hard copies for review are also available at Town Hall, the Library, and at Bemis Hall.

**EXCERPTS FROM BOARD OF SELECTMEN  
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**STATE OF THE TOWN MEETING**

We were pleased to facilitate a very successful State of the Town meeting in November, with a possible record attendance of 350 people or more. Residents turned out to consider building options for a potential Community Center, renovation options for the Lincoln Schools, and an open forum for other citizen concerns.

Both the Community Center Study Committee and the School Committee made brief presentations followed by ample time for discussion and feedback. And the Town did speak. Residents were actively engaged, and comments were thoughtful. Both committees followed the comments sessions with a sticker exercise, allowing for residents to give specific feedback on the options presented.

**CARE DIMENSIONS' PAYMENT-IN-LIEU OF TAX AGREEMENT**

We are pleased to report that we have negotiated the Town's first payment-in-lieu of taxes (PILOT) agreement with one of the Town's many not-for-profit organizations. In July of 2013, Care Dimensions, a not-for-profit hospice provider, acquired 12.5 acres of land on Winter Street adjacent to the Lincoln/Waltham line, for the purpose of developing an eighteen- bed hospice facility. Shortly thereafter, Care Dimensions initiated discussions with the Town's land use permitting boards. Feedback provided by the boards and abutting property owners caused Care Dimensions to scale-back its initial design. The final design plan, and associated permits and agreements, demonstrate Care Dimensions' sensitivity to our key concerns – one of which was that the Town stood to lose ~\$40,000 per year in property taxes as a result of the new owners' tax exempt status.

Our Board was in the process of developing a comprehensive PILOT program, and had begun discussions with several of our existing not-for-profit organizations, at the time Care Dimensions acquired the Winter Street property. We proposed a PILOT agreement to help mitigate the loss of tax revenue and to defray the anticipated costs of municipal services. Care Dimensions was receptive to our proposal and eventually agreed to terms that demonstrate their good faith and commitment to being a fiscally responsible member of our community.

Under the terms of our Agreement, which we understand to be the first of its kind for a hospice provider in Massachusetts, Care Dimensions will make a PILOT payment for ten years. Initially, the payment will equal the amount of taxes the property had been generating when it was being taxed as residential property – thereby addressing our “do no financial harm” objective. In year five of the Agreement, we will assess the cost of municipal services provided to Care Dimensions and step down the annual payments over the remaining term of the Agreement should the cost of services prove to be substantially less than the PILOT payment. Care Dimensions payments over the ten year term of the Agreement will generate a minimum of \$285,000 and a maximum of \$380,000, and will effectively create a bridge that will allow the tax base, through ordinary annual growth, to recover from the initial conversion of the property from tax producing to tax exempt status.

Finally, it is important to remember that the Care Dimensions property had been identified as an “at-risk” property during several earlier town land use planning exercises. Care Dimensions' hospice facility is a much more benign and lower impact use of the land than was contemplated under several other development scenarios. Care Dimensions has developed its plans and designs in a thoughtful manner, and has produced a final plan that is respectful of the residential character of our community. We welcome Care Dimensions as a good corporate citizen and as a provider of a service that will bring comfort to our Lincoln families, and to the families of our friends and neighbors throughout the region.

**HOW TO VOLUNTEER**

**Volunteers for the Town's many Boards and Committees are welcome, whether or not you are new to Lincoln or have experience in municipal affairs. Are you looking for a way to be involved in community life? To use your experience or skills? To interact with interesting people? To grapple with interesting issues? Here are a few suggestions:**

- **Identify Boards/Committees that might interest you and fit your skills and experience (review Town web site and Annual Town Report).**
- **Attend some Board/Committee meetings and see them in action.**
- **Contact the Board/Committee chair.**
- **Fill out a “Volunteer” form (Home page of Town web site).**

**EXCERPTS FROM BOARD OF SELECTMEN  
SECTIONS OF 2014 ANNUAL TOWN REPORT**

**LINCOLN CONVERTS TO TOWN-MANAGED LED STREETLIGHTS**

One major accomplishment in 2014 was the purchase and conversion of the Town's streetlight network. Historically, the network was owned by NStar, who was generally lax about the upkeep and operation of the network. This was a source of regular resident complaints, ranging from "the lights shine into my house" to "the lights are burned out" to "the lights are a jumble of technologies (incandescent, mercury vapor, and high pressure sodium) more appropriate for a Walmart parking lot". We heard you.

Working with the Green Energy and Technology Committee (GETC), the Town was able to:

- Purchase the existing network from NStar
- Convert the network to high efficiency LED lights
- Subcontract with an experienced firm to install and maintain the network, under the control of the Town

To top it all off, this entire project of 229 streetlights was done **at no cost to the town**. The acquisition of the lighting network was underwritten by a generous donor (who wishes to remain anonymous). The \$75,000 cost of the new LED lamps was underwritten by a state grant for \$52,000 with an additional \$23,000 rebate from NStar. On an operating basis, project is expected to save the Town in excess of \$20,000 in electricity costs due to the high efficiency of the LED lamps, reducing our streetlight energy cost by 75-80% per year.

This is a project that has been very well received by the Town and was highly anticipated. It is particularly appealing because of improved color rendering and light distribution, and the fact that the Town now has control over the network and can adjust and "tune" the light levels as needed.

~ This project was a bright spot in 2014 and special recognition goes out to John Snell, Mary Day and the GETC who so ably LED the project. ~

**ROUTE 2**

The long-awaited transformation of the Bedford Rd.-Route 126 section of Route 2 into a limited access highway, with significant safety improvements for abutters and all users, continued at a steady pace through 2014. Completion is expected on schedule in mid-2016. The Board of Selectmen, our staff, and other committee members have continued to work hard to attempt to mitigate the impacts on the Town and abutters, including regular meetings with highway construction staff, affected residents, and The Commons In Lincoln (which is contemporaneously conducting its own major construction project). The Town has successfully negotiated significant landscape and fencing enhancements to the project, which are expected to be implemented at State expense during the coming year. Several of the new access roads that are a major part of the safety improvements have been completed and named, allowing many of the immediate abutters to access their homes from safe, local roads and not directly from Route 2. Special thanks continue to go to Dan Boynton, who has been intensively involved as a volunteer for many years in advocating for locally-sensitive design solutions and who provides us with an invaluable, detailed knowledge-base of how the project evolved.

**TOWN OFFICE BUILDING AWARDED LEED SILVER**

In late January, the Town was notified that our Town Offices renovation project was formally awarded LEED Silver status! This is a tremendous capstone accomplishment for the project, which was completed in 2013. LEED certification encompasses the design, demolition, construction and operational phases of the project, and is subject to stringent verification by independent examiners. It required close collaboration between the Architect, the Engineers, the Contractor and the Owner (the Town of Lincoln).

What does this mean in practical terms? It means that we have a building that was built to very high standards in the areas of energy efficiency, water usage and storm water management. It means the building was designed to be "healthy" in areas like fresh air circulation, daylight, wastewater reduction and low-emitting construction materials. It means that we have successfully balanced the renovation of a historic building with modern techniques and technologies. And it hopefully means we have a building that operates well for many years to come.

Congratulations to all the volunteers and Town staff, as well as our consultants & contractors, on a job well done. Stay tuned for a formal ceremony for the unveiling of our LEED Silver plaque.

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**HANSCOM AIR FORCE BASE**

Approximately one-half of Hanscom Air Force Base (or about 400 acres) is in Lincoln, including all of the housing and schools. The Base is a Constitutionally-protected “federal enclave”, meaning that the federal government has exclusive jurisdiction and that Lincoln has neither the legal obligation to provide services nor the right to tax the real estate. Under a contract with the federal government, Lincoln is paid its costs for operating the Hanscom schools. We are happy with this status quo, which has existed for about 60 years.

We are nevertheless always mindful that, although it is currently considered a remote possibility, the federal government could transform the Base’s legal status or functions in ways that could create substantial challenges for Lincoln. Lexington, Bedford, and Concord would also be affected. It therefore behooves us to continue to pay close attention to the Base and maintain strong alliances with our municipal neighbors and with relevant State and federal officials. The focal point for our Base-related efforts is our active membership in the Hanscom Area Towns Committee (“HATS”)([www.hanscomareatownscommittee.com](http://www.hanscomareatownscommittee.com)). Through HATS, we maintain close working relationships with the other three towns’ Selectmen. We also actively support the State’s substantial efforts to provide financial and political support for the Base’s maintenance and enhancement as a thriving part of the State’s economy with continued “federal enclave” status. In addition, we stay in close communication with Lincoln’s and neighboring towns’ representatives in Congress, including Congresswomen Katherine Clark and Niki Tsongas and Congressman Seth Moulton.

The State’s efforts are organized and staffed through two well-coordinated agencies: MassDevelopment, which is one of the Commonwealth’s principal development and financing arms; and the Military Asset and Security Strategy Task Force, supervised by the Governor. During 2014, the Task Force and MassDevelopment successfully advocated for the State Legislature’s enactment of a \$177 million bond authorization to provide financial resources for infrastructure improvements of the Base and other military installations in the State. They are also continuing to work with the Base to improve its physical security, energy-efficiency and cost-effectiveness, as well as implement Base-related workforce development initiatives and enhanced contract opportunities for small businesses. Through a Pentagon-led initiative in which we have actively participated, we have worked with the Base, State, and other HATS towns to identify and implement mutually-beneficial partnership opportunities to assist the Base to operate more cost-effectively and with improved municipal-type services.

In short, we have continued to demonstrate that we are a reliable ally in support of the Base, which should serve us well under any future scenario regarding the Base.

**MINUTEMAN REGIONAL VOCATIONAL HIGH SCHOOL**

Minuteman Regional Vocational High School is a regional school district established in 1970 with property straddling the Lincoln-Lexington line. Its building was constructed in the early 1970’s on the Lexington land. It is currently governed equally by 16 member-towns, including Lincoln, pursuant to a Regional Agreement that has been in place since 1970 and cannot be amended without unanimous approval by all 16 town meetings.

Until this past year, the School has not typically been a focus for the Selectmen, although the School owns about 47 acres of land in Lincoln (36 acres containing the parking lots; and an 11-acre, five-lot (three-house) residential subdivision off Mill St.). The Moderator appoints Lincoln’s representative to the Regional School Committee. The School’s operating budget and occasional small capital funding requests have for decades been a very small part of the Town’s total annual appropriations. Even though for many years less than ten students have attended the School at any one time, the Town has always appreciated the School’s mission and programs for providing a high-quality vocational/technical education option for our high school students, as well as continuing education options for adults. As explained below, however, the Selectmen have recently had to pay closer attention to the School.

Several years ago, the School recognized that its facility had aged and needed substantial improvement or replacement very soon. It applied for and was accepted into the MSBA funding pipeline and is now well-along in the feasibility-study process. The current estimate for the likely preferred option is approximately \$125 million, for a new building that may be built on the Lincoln land. [CONTINUED ON NEXT PAGE]

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The School has also been wrestling with several problems related to financing this large project. First, the current Regional Agreement requires that the financing be approved by all 16 town meetings, a potentially difficult hurdle that the MSBA itself has identified as a concern.

Second, only about half of the School's students currently come from the member-towns. This has resulted from decades of changes in the member-town's demographics that have decreased member-town students' enrollments in the School, as well as the increased popularity of the School's program for nearby non-member towns that lack other adequate vocational options to offer their residents. Although the substantial non-member town enrollment has enabled the School to maintain a high level of occupancy and diverse programs, this also presents a fundamental financial problem in the context of a very large capital project. Although the non-member towns are charged an equitable portion of the School's operating costs, current State regulations do not allow the School to charge non-member towns for capital costs. The current Regional Agreement requires that each member-town pay for the School's operating and capital costs proportionately to enrollment, to the extent those costs are not otherwise covered by non-member town tuitions and State support. There is a five-student minimum payment for capital costs, but this has not been a factor for Lincoln even when we have had fewer than five enrolled students, since the School has had only a few small capital projects. Under State law, there is a "wealth" factor used to increase the payment required by some towns (such as Lincoln) for the operating costs (but not for capital costs).

For several years, the School's leadership has been attempting to find solutions for these problems. The School has been lobbying the Board of Education to change its regulations to authorize the School to charge non-member town tuition for capital costs. As of this writing, such a change is pending, but it is unknown if and when it will be approved. The School has also lobbied the Education Commissioner to permit member-towns to have the right to withdraw from the Regional Agreement but enter into a contract with the School for the right to send a certain number of students to the School in exchange for agreeing to pay a proportional amount of the operating and capital costs. The legality of this option is still unconfirmed.

In addition, the School formed a subcommittee to develop proposed amendments of the Regional Agreement to mitigate the MSBA's concern with the 16-town high-hurdle required for approval of capital-project financing. This governance subcommittee also voluntarily chose to develop other proposed amendments to the Regional Agreement that would substantially change the one-town-one-vote governance and instead concentrate governing power in the hands of a few towns based on enrollment, as well require member-towns to pay for capital costs based on a higher floor (1% minimum) and based on "wealth" factors instead of proportionally.

Residents may recall that the School requested approval of the Regional Agreement amendments at the March 2014 Annual Town Meeting. The Town Meeting followed the Selectman's recommendation to pass over the Warrant Article and thus take no action on the School's request. We believed, and continue to believe, that the proposed amendments raise substantial concerns for Lincoln's interests. We also believed that there was troubling uncertainty regarding the size, location, and cost of the proposed building project and regarding the whether and how much non-member towns would be required to pay for the project. Although 10 member-towns approved the amendments at their respective 2014 town meetings, five towns (including Lincoln) passed over the Warrant Article and one town rejected the amendments.

Since then, the School has attempted to gain understanding of the six non-approving towns' respective concerns and persuade them to reconsider. The Selectmen and Finance Committee have appointed representatives to a working group with the Town Administrator and several other town officials to monitor and evaluate the School's efforts and attempt to negotiate a solution beneficial to Lincoln. One option that the School has proposed is for Lincoln to approve the amendments and then withdraw in favor of a non-member contract of the type described above. Another option is for Lincoln to approve the amendments and remain a member. We have communicated to the School that we would consider either of these pathways only in exchange for substantial financial and other concessions. For example, we believe that the School's subcommittee unreasonably focused only on enrollment in determining governance rights and failed to consider Lincoln's substantial historical and continuing financial sacrifice of foregoing tax revenues on 47 acres of real estate, as well as failing to consider Lincoln's interest in being able to apply its zoning by-law to the proposed new building and the likelihood that Lincoln would incur fire, police, and building inspection expenses for a large school facility in Lincoln.

We anticipate that the School will request reconsideration of the amendments at the March 2015 Annual Town Meeting, and we are hopeful that negotiations will have progressed sufficiently to enable us to recommend a course of action.

**EXCERPTS FROM BOARD OF SELECTMEN  
SECTIONS OF 2014 ANNUAL TOWN REPORT**

**PERSONNEL**

The Board appreciates the efforts of the Town’s staff and boards who help us recruit, hire and develop the good people who help make Lincoln the special and caring community that it is. There were several noteworthy personnel changes this past year, including the promotion of Krystal Elder to head up our Treasury & Collections Department; Lieutenant Kevin Kennedy to Police Chief; a number of resulting promotions within the Police Department; the promotion of David McKnight to DPW Foreman and Stephen McDonald to DPW Crew Chief; along with the appointment of several new town employees. Congratulations to all and thank you for the important work you do.

02/14	Krystal Elder	Promoted to Treasurer/Collector
03/14	Ashley Brassard	Appointed as new E-911 Dispatcher
05/14	Patrice Brennan	Promotion to Assistant Treasurer/Collector
05/14	Dorothy Blakely	Promoted to Assessor’s Administrator
06/14	Ian Sears	DPW Crew Member
06/14	Anthony Clemente	DPW Crew Member
07/14	Kevin Kennedy	Appointed to Chief of Police
07/14	Sean Kennedy	Promoted to Lieutenant
07/14	Jon Wentworth	Promoted to Sergeant
07/14	Colleen Stansfield	Appointment Administrative Assistant for ZBA
07/14	Peggy Elder	Appointment Administrative Assistant to Board of Selectmen and Town Administrator
08/14	Amy Pearson	Facilities Administrative Assistant
09/14	Ian Spencer	Promoted to Detective
09/14	Matthew Forrance	Appointed as Patrol Officer
09/14	Ronald Boisseau	Crossing Guard
12/14	Karen DeCaprio	Appointment Collections Clerk
12/14	David McKnight	Promotion to DPW Foreman
12/14	Stephen McDonald	Promotion to DPW Crew Chief

**SUMMARY**

We are fortunate to live in Lincoln – a safe community with excellent schools, an agricultural heritage, several museums, and a wealth of open space.

We are fortunate that our predecessors planned so well for the future we enjoy today: setting aside land for conservation, controlling development, and planning for how we would use our land. Lincoln would not be what it is today without the history of those volunteers who came before us and had a vision for our community.

Lincoln still relies on volunteers to handle today’s work and to plan for the generations who will follow us. We encourage all of you to be part of our great history – today.

**Lincoln Board of Selectmen  
Renel Fredriksen, Chair  
D. Noah Eckhouse  
Peter Braun  
16 Lincoln Road  
Lincoln, MA 01773**

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### **VIEW SELECTMEN'S MEETINGS**

- TV: COMCAST #8  
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- STREAMED:  
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