

BOS NEWS

The newsletter of the Lincoln, Massachusetts Board of Selectmen

Board Sets Priorities

On April 18th, the BOS and Town Administrator Tim Higgins met to review work for the coming year. The discussion focused on *key priorities, new business, and ongoing work*. Below is a brief overview of each priority - more information will unfold over the coming months. As always, please go to www.lincolntown.org for meeting times, agendas, minutes, and updates.

Key Priorities

South Lincoln Planning: The South Lincoln Planning & Implementation Committee's (SLPIC) Village Planning and Zoning Team is currently working on proposed zoning changes to promote commercial activity and greater housing density in South Lincoln in the Lincoln Station area, and on design guidelines to assure preservation of Lincoln's character. The Team anticipates bringing zoning bylaw changes to the 2020 Town Meeting. *More information on page 4, and visit <http://www.lincolntown.org/507/South-Lincoln-SLPIC> for updates.*

Housing: About 13% of Lincoln's housing stock meets the state's definition of affordable. Lincoln has built up this housing over many decades, and the affordable status of these units is administered by three housing entities: the Housing Commission; the Affordable Housing Trust; and the Lincoln Foundation. The three groups are collaborating to do long range planning, and to ensure that all the units in Lincoln's Subsidized Housing Index (SHI) continue to qualify as affordable.

Property Tax Study Committee: The Study Committee began work in March. Its charge is to: 1) analyze the participation in current tax deferral and credit programs; 2) examine how those programs might, as allowed by law, be adjusted to provide further assistance; 3) research other programs being offered by neighboring towns; and 4) consider whether there is an appropriate role for public/private partnerships to help those in need. *The Committee will hold its first public forum on June 18th @7pm, Hartwell multipurpose room. Please join us!* More information is available at <http://www.lincolntown.org/1084/Property-Tax-Study-Committee>

www.lincolntown.org



Parade! BBQ! Fireworks!
Celebrate the
4th of July in Lincoln!
Details coming soon!

Route 2A Project: The state recently initiated a project to repave Route 2A from Crosby's Corner to Minuteman High School, with construction scheduled for summer 2024. The project is in the "preliminary design" phase, which includes discussion with municipal officials. Town staff has met with Mass. Department of Transportation (MassDOT) and Minuteman National Park representatives to highlight safety concerns for pedestrians, bicyclists, and motorists, particularly at the Bedford Road intersection. All agree that a safety study is necessary, and the state has agreed to pay for the study. Given the importance of the Route 2A corridor to Minuteman Park, Massport, Hanscom, Minuteman High School, commuters, and residents in Lincoln and surrounding towns, the project will benefit from a thoughtful examination of a complex set of needs and interests. All the key corridor stakeholders are participating, and initial efforts have begun with a focus on documenting existing conditions. Updated traffic counts (vehicles and bicycles) were conducted in May. There will be an initial round of data review and confirmation in June, and then the process will open more widely for public participation and brainstorming.

New Business for the Coming Year

Cable License Renewal: Verizon New England is one of two cable providers licensed to provide service in the Town of Lincoln; the other provider is Comcast. Verizon's license from the Town, issued by the Board of Selectmen, will expire in October of 2021. The Town's Cable Advisory Committee (CAC) will be gearing up shortly to lead the Town's due diligence

and negotiations with Verizon. The CAC's meetings and activities will be publicly noticed, and those who are interested in following the CAC's work and/or attending its meetings should check the CAC page on the Town's web site.

Thank you, Chief Carter!

Fire Chief Steve Carter recently advised the Town of his plans to file for retirement. We thank the Chief for his seven years of excellent and dedicated leadership of the Department. Under the Chief's leadership the Department has



continued to progress in its dual roles in fire emergency and emergency medical response. The Chief's previous professional role as head of the Emerson Hospital paramedic program was an invaluable asset and helped to ensure our leadership position within the regional paramedic organization on which Lincoln relies. We wish the Chief well in his retirement and thank him for his important contributions to the safety and well being of our community for these past seven years.

Hire a New Fire Chief: Lincoln Fire Chief Steven Carter is retiring after serving in Lincoln for 7 years. On May 6th the Board appointed Brian Young as Acting Chief, and the search and hiring process for a permanent replacement has begun.

Hire a New Manager for the Pierce House: Pierce House Manager Nancy Beach will be retiring within the next year. The Pierce House Committee will begin a search process in the coming months.

Ongoing Work

Green Initiatives:

- **Codman Farm:** The Board recently approved the license for Codman Farm to install a photovoltaic array. In conjunction with Codman's installation of an air sourced heat pump, the Codman buildings will no longer use fossil fuel, making them the first Net Zero town owned property.
- **School Project:** The Power Purchase Agreement subcommittee of the School Building Committee continues to negotiate for the installation of a roughly 1.3 megawatt photovoltaic array that will power the renovated Lincoln School. When the project is complete, the School will be Net Zero. The subcommittee includes members of the Green Energy Committee, Finance Committee, and School Building Committee.
- **Energy Aggregation:** At the 2018 Town Meeting, Lincoln voted to move forward with municipal electricity aggregation, a form of group electricity purchasing meant to harness the power of bulk purchasing to increase the amount of affordable renewable energy in homeowners' electricity mix. Over the next year, the Green Energy Committee will be collaborating with the BOS to negotiate a program that increases the percentage of renewable energy at a competitive price. Aggregation replaces Eversource as the electricity supplier, and it impacts the supply portion of your Eversource electric bill. It does not replace Eversource as the electric utility. Visit the aggregation website for more information: <https://masspowerchoice.com/lincoln>

Storm Water Planning: Under the Federal Clean Water Act, municipalities must maintain a Municipal Separate Storm Sewer System (MS4) permit. Stormwater is the runoff from impervious surfaces (roads, parking lots, roofs), and stormwater infrastructure is designed to convey runoff to local bodies of water with little or no treatment. In Massachusetts, stormwater accounts for at least 55% of the water quality impairments in the state's assessed waters. In FY19 and FY20, the Lincoln budget set aside up to \$50K to analyze Lincoln's stormwater infrastructure and determine the town's compliance with federal law. This effort is happening in collaboration Minuteman Advisory Group of Interlocal Coordination (MAGIC), a regional consortium. Learn more at <http://www.lincolntown.org/1010/Stormwater-and-Climate-Resiliency>



K-4 GALLERY

EWING COLLE SMMA

Lincoln School Project: The Lincoln School building project is now in the Construction Documents phase. A round of cost estimates in late March ended the Design Development phase, and the project remains on budget. **After the 4th of July, preparations will begin** for the installation of the temporary classrooms that

will be the home of our K - 4 students starting in the Fall of 2020. Pictured are some of the latest design iterations, and on the following page is a chart showing where students will be during the next several years. For updates, visit www.lincolnsbc.org

www.lincolntown.org



LEARNING COMMONS

EWING COLLE SMMA

	2019/2020 School Year	2020/2021 School Year	2021/2022 School Year	2022/2023 School Year	NOTES
PreK	Hartwell	Hartwell	Hartwell	Renovated Smith School	
Grades K - 4	Smith	Modular Classrooms	Modular Classrooms	Renovated Smith School	Current (2018/19) K will be in the renovated Smith school starting in 4th grade.
Grades 5 - 8	Brooks	Smith	Renovated Brooks School	Renovated Brooks School	Current 5th grade will spend 8th grade in the renovated school.
NOTES	Current school available for Town events. Smith fields available. Southern part of Center field available. Pool/Codman field available.	Auditorium/Reed NOT available for Town events. Smith fields available. Southern part of Center field available. Pool/Codman field available.	Renovated Brooks available for Town events. Smith fields NOT available. Southern part of center field available. Pool/Codman field available.	All school facilities available for Town events. Smith and Center Fields will start restoration process, availability TBD. Pool/Codman field available.	The temporary K - 4 school will be built on the northern part of Center field. The tennis courts will remain available.

Focus on South Lincoln

South Lincoln Village District: Goals

The vision for the South Lincoln Village District is based on years of planning processes, including the *1998 South Lincoln Planning Study*, the *2009 Comprehensive Long-Range Plan*, and the *2014 Lincoln Station Planning Study*. Additional information was gathered from a 2018 Lincoln Station Survey and through the work of the SLPIC Village Planning & Zoning Team. From these efforts, the Team has articulated the following goals:

- Create a vibrant, walkable village center offering a mix of housing, commercial uses, and public spaces in proximity to the Lincoln commuter rail station.
- Encourage business and professional services for Lincoln residents and visitors, and development that expands resilient commercial and economic opportunity.
- Foster an active and connected pedestrian environment.

- Promote the South Lincoln Village District as a gathering place and center of local public life with vibrant public spaces.
- Enable increased opportunities to live in South Lincoln and encourage diversity through a variety of housing options for households of all incomes, ages, and sizes.
- Require a high level of design quality that respects and enhances the visual character of Lincoln.
- Support innovative approaches to parking.
- Ensure a predictable and efficient development review and permitting process.

South Lincoln Village District: Proposed Zoning

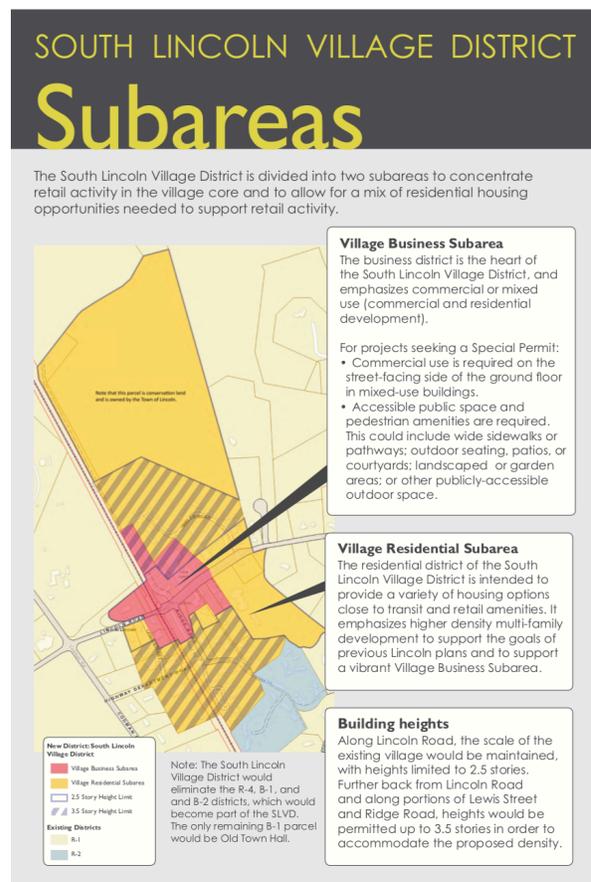
The SLPIC Zoning Team is developing *proposals* that allow different uses and dimensional requirements within a redefined "South Lincoln Village District." Different uses and dimensions would be subject to varying levels of review:

"By Right" with Site Plan Review: By Right uses do not require a Special Permit as long as they meet zoning standards and requirements. Such projects would still need to undergo "site plan review" by the Planning Board. *What would be allowed By Right?*

- Lot coverage can be no more than 25% of the site.
- Density: One unit per 7,000 SF of lot area, or roughly 6 units per acre.
- Residential Subarea: Single family housing and other uses allowed in the R-1 district.
- Business Subarea: Retail stores, business or professional offices, post office, craft workshops, or bakeries.

Special Permit Required: Through the Special Permit process, a project can seek increased densities and uses not allowed By Right. In exchange, the project is required to provide additional amenities and affordable housing. Projects seeking a Special Permit must receive approval from the Planning Board through a rigorous review process to ensure that it is in harmony with the intent and purpose of the Zoning Bylaw.

- A Special Permit would allow:
 - 60% lot coverage.
 - Density: Up to 20 units per acre.
 - Multifamily housing and artist live-work studios allowed in both subareas.
 - Mixed use development, restaurants, brew pubs, service stations would be allowed in the business subarea.



- Projects requesting a Special Permit must provide:
 - Up to 15% of units must be affordable to low-income households (this is a state requirement for all new multifamily developments).
 - An additional 10% of units must be affordable to middle-income households (Lincoln requirement).
 - Common outdoor space for building residents.
 - High-quality design that meets the South Lincoln Village District Guidelines.
 - 1st floor commercial uses (business subarea only).
 - Accessible public space and amenities (business subarea only).

**To watch the recent SLPIC presentation, visit
<https://lincolntv.viebit.com/player.php?hash=JJeC3711pFj9>**

In Other News...

DPW Study Report

Last year, the Board authorized Weston & Samson to study the Department of Public Works' (DPW) facilities. The study was commissioned in conjunction with SLPIC's work to understand the redevelopment possibilities available to the Town in the Lincoln Station area. On April 22nd, Jeffrey Alberti, Vice President and General Manager, Facilities Division, Weston & Samson, reviewed the report with the Board. He shared a number of key takeaways (*for the full report, visit www.lincolntown.org/1022/DPW-Study*):



- The current building, which is over 60 years old, has a number of deficiencies, and does not meet current standards for DPW facilities.
- Any significant repair or renovation would trigger code compliance throughout the facility.
- It is not possible to consolidate the footprint on the current site in a manner that would free up space for redevelopment.
- A strategy of relocating portions of the DPW's operations to other sites is not viable.
- Options for relocating the entire operation are limited, as very few alternative sites satisfy key criteria.
- The cost of building a new facility on the current site is estimated at \$15.2M *in today's dollars* (escalation is estimated at 4 - 6% per year).

Although a new DPW facility is not currently among the Town's capital spending priorities, the report is an important part of SLPIC's due diligence, and it provides the town with a reliable cost estimate for long-range capital planning.

In order to meet some of its needs, the DPW team has performed modest upgrades to the current DPW building, such as reconfiguring the office area into spaces better suited for serving visitors and staff collaboration. These changes have had a big impact, and now the office more closely matches the department's level of professionalism. We appreciate the department's patience with the facility.



Oriole Landing

On May 17th, the historic home located on the site of the new Oriole Landing housing development was successfully moved to its final location, which will be between the two wings of the new building. It will become the Lucretia Giese Memorial Garden House, and will be a three season common area for Oriole Landing residents.

Fire Fighters Take on New Responsibilities

Congratulations to Firefighter Brian Young, who has been named Acting Deputy Fire Chief. Brian has served in Lincoln for 10 years, and he will assume operational control of the Department during the recruitment process for a new Chief. Brian previously held the position of Acting Lieutenant and was also Union President. As President, he demonstrated thoughtful leadership and an ability to build consensus.

Upcoming BOS Listening Sessions:
July 8th w/Jennifer: 1pm, Bemis Hall
July 10th w/Jonathan: 6pm, Concert @ Codman Field
August 5th w/Jennifer: 1pm, Bemis Hall
September 6th w/James: 9am, Location TBA

The Board also appointed David Whalen to be a Full Time Firefighter. David has been an on-call firefighter in Lincoln for over 40 years, and he brings both his

management experience in the private sector and his dedication to his hometown to the job. Finally, the Board appointed Jeff Lyons, currently a Call Firefighter, to the position of Temporary Full-Time Firefighter. Jeff has been a Call Firefighter in Lincoln since 2014.

Welcome...

...to Emmalin Coates, the newest member of the Conservation Department. Emmalin was hired as Lincoln's Land Steward, and began work on May 13th. Most recently she was working as an Assistant Project Coordinator for the Massachusetts initiative "Greening the Gateway Cities." Emmalin replaces Stacy Carter, who was recently named Lincoln's Land Manager.

Lincoln Library News...

The Library is getting ready to replace its 30+ year old AC units. The project is out to bid. Also in the works is the repair of the parapets of the 1989 Gund addition; their current state gave the Library Board sufficient concern last winter to have them encased in a wire envelope to prevent any parts from falling on people below. The Library will be conducting a water test soon to determine the best way to make repairs to stop the leaks.

Lincoln Board of Selectmen
James Craig
Jonathan Dwyer
Jennifer Glass, Chair
16 Lincoln Road
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Pre-Sorted Standard
US POSTAGE PAID
Lincoln, MA
Permit #11

ECR-WSS
Postal Patron
Lincoln, Massachusetts 01773

You're Invited!
to a **Property Tax**
Study Committee

~~ Public Forum ~~

Tuesday, June 18th
7:00pm, Hartwell
Multipurpose Room



On May 28th, Congresswoman Katherine Clark presented Lincoln resident, Patricia Warner, with a replica of the Congressional Gold Medal. The Medal was awarded to all those who served in the Office of Strategic Services (OSS) during WWII. Ms. Warner is pictured with Rep. Clark and Peter Harvell, Lincoln's Veterans' Services Officer.

