

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD

MARCH 8, 2016

TOWN OFFICES

PRESENT: Margaret Olson (Chair) (MO), Bryce Wolf (Vice-Chair) (BW), Lynn DeLisi (LD), Gary Taylor (GT)

STAFF: Jennifer Burney, Paula Vaughn-MacKenzie

7:00 PM PUBLIC HEARING, Section 17 Site Plan Review: Cort, 12 Silver Hill Road, Parcel 164-4-0. Public Hearing for site plan review of a tear down of an existing home and construction of a new home. 3/8/2016

MO opened the public hearing.

Mr. Cort appeared before the Board. In response to the Board's recommendation at the preliminary hearing, Mr. Cort submitted a revised site plan that eliminated the two curb cut driveway and substituted a one curb cut driveway. The existing curb cuts will be filled in by extending a field stone wall. The edge of the new driveway is ten feet from the lot line and the width of the opening is fourteen feet. The turn-around portion of the driveway was extended to provide more space for parking.

BW and MO noted that the redesigned driveway was preferable and would provide more screening from the road.

The Board next reviewed the applicant's request to add two wall lights to the pool. Mr. Cort stated that the lights would be in the walls of the pool approximately four feet from the surface. The submitted specification sheet showed that each fixture will emit 700 lumens with LED bulbs having a color temperature of 2900. The Board noted that the two additional pool fixtures comply with the lighting guidelines and had no objections.

MO asked if there were any members of the public that wished to speak. Sara Cannon Holden stated that she was in favor of the project.

Mr. Cort asked if the Board had jurisdiction over trees in the public way. The Board responded that the Tree Warden was the appropriate person to speak to regarding any such issues. Mr. Cort could also contact the DPW with any questions, he may have.

BW made a Motion to close the public hearing. GT Seconded. Passed 4-0.

BW made a Motion to approve the project as submitted and detailed in the following plans: Site Plan by Columbia Design Group page C-1 dated February 5, 2016 and revised 2/22/2016; Site Plan by Snelling & Hamel dated 2/22/2016; Landscape and Exterior Lighting Plan by Bensonwood sheet A-1.1 dated February 16, 2016, and Architectural Plans by Bensonwood, sheets A-0.0, A-3.0, A-3.1, A-3.2, A-4.0, A-4.1, and A-5.0, and specifications as submitted. GT Seconded. Passed 4-0.

7:08 PM REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY, Section 17 Site Plan
Review: Threatte, 5 Reiling Pond Road, Parcel 129-22-0. Request for a temporary certificate of occupancy. 3/8/2016

Mari Threatte appeared before the Board and requested that the Board approve the issuance of a temporary certificate of occupancy despite there being a list of items not yet completed. The applicant submitted a revised list of items and their projected completion dates. The Board noted that most of the items were interior finish items which they have no jurisdiction to regulate. The applicant's letter indicated that all but three interior items would be completed by March 22, 2016.

The Board next reviewed the exterior items that would not be finished which included installation of pre-painted fiber cement siding. The Board asked if the building can be occupied without the siding and Mrs. Threatte said that her engineer stated that it could. The Board stated that occupancy without the exterior siding would need to be compliant with the Massachusetts building code. The remainder of incomplete exterior work consisted of trim details, painting, the final surface coat for the driveway, the installation of the sprinkler system, as well as other landscape work such as retaining walls and rear patios as detailed on the approved site plan.

The Board noted that the applicant's letter specified that the last item would be completed by June 30, 2016. The Board agreed that it would allow the issuance of a temporary certificate of occupancy notwithstanding incomplete items contained in the approved site plan and detailed on the revised list dated March 7, 2016. However, the Board stated that it would be up to the Building Inspector to determine that the building was compliant with the building code and appropriate for occupancy.

BW made a Motion to recommend the issuance of a temporary certificate of occupancy provided that the building is in compliance with the Massachusetts building code and appropriate for occupancy and that such temporary certificate of occupancy is valid until July 15, 2016 by which time all incomplete items as detailed in a letter dated March 7, 2016 shall be finished. GT Seconded. Passed 4-0.

7:15 PM Business

Minutes:

BW made a Motion to approve the February 9, 2016 minutes as amended. LD Seconded. Passed 4-0.

BW made a Motion to approve the February 16, 2016 minutes as amended. GT Seconded. Passed 4-0.

7:17 PM Liaison Reports

Agricultural Commission:

BW reported that the Ag Comm will move to pass over their proposed zoning amendment at Town Meeting. Since the amendment has been placed under the Planning Board, BW will make the motion to pass over. After the motion, Ari Kurtz will make a brief presentation describing the Commission's plans for outreach in the coming year and their effort to build support for a proper amendment for next year.

Moderator's Meeting:

MO will speak on behalf of the Board at the Moderator's Meeting to be held March 10, 2016.

Liaison and Committee Positions:

Jennifer Burney has been appointed by the Selectmen to be the Town Representative to the Massport Community Advisory Committee.

JB is working on a comprehensive list of Committees and liaison positions for which the Planning Board should have representation.

She is also working with the Conway School regarding a design studio opportunity for South Lincoln. The landscape architecture graduate students work on two big projects a year, a design project in the spring and a planning project in January. JB thought it would be a great opportunity for the students to work on a design proposal for South Lincoln. In addition, the Conservation Department may partner with the Conway School to update the Open Space plan in January.

JB gave the Board members a spreadsheet with all the Planning and Land Use projects. JB suggested that the Board have a working meeting/retreat to discuss the Board's plans and goals for the coming year. GT noted that reviewing the Comprehensive Plan would be a good starting point and the Board could identify priority projects. The Board discussed having the working meeting on an additional Tuesday night or a Saturday morning or afternoon. JB will circulate times and dates.

The Board suggested scheduling reorganization and liaison positions on an agenda shortly after the election.

7:30 PM PUBLIC HEARING CONT'D, Section 17 Site Plan Review: Briggs, 31 Morningside Lane, Parcel 113-29-0. Public Hearing for site plan review of a renovation and addition to an existing home. 3/8/2016

This is a continuation of the public hearing that took place on February 9, 2016. At the hearing there was much discussion regarding the exterior lighting, the width of the driveway opening and screening for the abutters. The Board requested that the applicant return with a revised plan that addressed the following:

1. Remove all path lights and the two post lights located on either side of the driveway entrance.
2. Reduce the width of the driveway entrance from 20 feet to 12 feet.
3. Confer with the neighbors regarding any screening concerns. The Board noted that screening could be accomplished with evergreens.

Mr. Briggs submitted a revised plan showing removal of all path lights as well as the two post lights. The plan also shows that the width of the driveway entrance is 12 feet. Mr. Briggs presented a power point which explained that both the abutting neighbors at 7 Sunnyside and 27 Morningside were consulted regarding screening. The Stewarts at 7 Sunnyside stated that they are comfortable with the existing berm and foliage. Mr. Briggs submitted an e-mail from Eric Stewart to that effect. The Merullos at 27 Morningside requested additional screening to block headlights from the cars pulling into 31 Morningside. To accomplish this, Mr. Briggs proposes adding Norway Spruces to fill in a 60 foot stretch between the two lots. The Board suggested that Mr. Briggs confer with a Landscape professional to determine how far apart the trees should be spaced. The Board noted that it would prefer fewer trees that are higher and spaced appropriately. Mr. Briggs agreed. The Board also noted that the front walkway was shown as 12 feet wide and suggested that the walk be narrowed to 6 feet. Mr. Briggs responded that the 12 foot width was a mistake and agreed that 6 feet is preferable.

The Board next asked for public comment. Jane Erlacher asked for some clarification of the discussion and had no objections.

BW made a Motion to close the public hearing. LD Seconded. Passed 4-0.

GT made a Motion to approve the project subject to the submission of a revised Site Plan to the Planning Department showing the width of the front walk as 6 feet, the location where the Norway Spruces will be planted and noting the height, caliper, and number of the trees. LD Seconded. Passed 4-0.

7:45 PM ADMINISTRATIVE HEARING, Eligible Facilities Request: T-Mobile, 295 Cambridge Turnpike, Parcel 132-25-0. Request for Planning Board to approve changes in equipment. 3/8/2016

Mr. Alex Murshteyn, the Site Acquisition Agent, appeared on behalf of T-Mobile to present the Eligible facilities Request to modify equipment at 295 Cambridge Turnpike, Lincoln, MA. The application states that T-Mobile intends to remove three existing panel antennas on the monopole in order to install three new panel antennas with smart-bias tees at existing centerlines. T-Mobile intends to add three remote radio units inside the existing 6201 equipment cabinet located on the ground. T-Mobile will reuse six existing coax cables plus one existing hybrid cable to connect all equipment.

The submitted application included the following:

1. Planning Board Application Cover Form
2. Eligible Facilities Request Certification Form dated February 10, 2016.

3. Notarized Statement signed by the applicant stating that all information included in the submittal is materially accurate, true, complete, and verifiable. Dated February 11, 2016.
4. Plans and Specifications entitled T-Mobile Northeast LLC 4BSM033A, Farrington Memorial, 295 Cambridge Turnpike, Lincoln, MA 01773, dated 10/2/2015 and including sheets T-1, C-1 through C-4, E-1, E-2, and N-1.
5. Structural Analysis Report by Semaan Engineering dated October 19, 2015.
6. Radio Frequency-Electromagnetic Energy Site Audit by EBI Consulting dated January 20, 2016.
7. FCC NIER Emission Standard Certification by T-Mobile RF Manager dated March 2, 2016.
8. Copies of FCC Licenses.

The Board noted that the applicant submitted all required documentation to determine the proposed work qualifies for an Eligible Facilities Request under the Federal Law.

BW made a Motion to approve the Eligible Facilities Request by T-Mobile as submitted. LD Seconded. Passed 4-0.

7:50 PM Director's Report

JB reported that she has been in contact with the MBTA regarding their efforts to erect monopoles along the Fitchburg line to comply with the federally mandated emergency stop system for their trains. There are three proposed monopoles in Lincoln that are to be 71 feet tall. One is proposed to be located near the DPW site, one outside of Lincoln Woods, and one near Old Sudbury Road. JB is asking the MBTA to justify the height of the poles and to explore the possibility of co-locating their equipment on existing poles, especially at the DPW site. She has also asked if they are open to relocating the pole at Lincoln Woods in order to preserve the scenic vista. She has requested that an MBTA representative come to Lincoln to present their plan and is waiting for them to respond.

GT asked if the MBTA's mandate is for the emergency stop system which operates on a microwave signal at 30-50 feet, why are the poles to be 20-30 feet higher. JB responded that they intend to allow co-location of cellular antennas on the poles. GT noted that this activity could well be beyond their mandate. JB responded that she is waiting for Town Counsel to weigh in on this question. BW noted that with co-located antennas, there could be additional equipment needed on the ground as well. The Board was also concerned that the MBTA's additional poles could take away cellular business from existing wireless locations in Town.

JB next reported that the Carroll School may be purchasing the McDowell property in Wayland. This property is located entirely in Wayland but is on the Lincoln line. She has reached out to the Town Planner in Wayland to see if a meeting between Wayland, Lincoln, and the Carroll School can be set up in order to understand the scope of the project. MO noted that the section of Old Sudbury Road at the Town line near the property is very narrow and there exists a road safety issue as well as a road maintenance issue.

JB reported that there has been contact by an individual regarding a medical marijuana facility. They are looking statewide for locations and have one location currently under construction in Newton.

JB is working with the DPW to apply for grant money for a Complete Streets initiative. Complete Streets is a state initiative to make roadways useable for cars, bicycles and pedestrians. GT suggested that the Roadside Path Committee may be interested in this.

JB suggested that the Board think about an Economic Development Committee to work on outreach to local businesses in an effort to identify their goals and struggles as well as suggestions for improvement.

8:30 PM GT made a Motion to adjourn. BW Seconded. Passed 4-0.

Submitted by Paula Vaughn-MacKenzie

Approved as amended March 22, 2016