

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD

MAY 10, 2016

TOWN OFFICES

PRESENT: Margaret Olson (Chair) (MO), Lynn DeLisi (Vice-Chair) (LD), Gary Taylor (GT), Steve Gladstone (SG)

STAFF: Jennifer Burney, Paula Vaughn-MacKenzie

7:00 PM PUBLIC HEARING, Section 18.5 Fence Permit: Wardell, 20 Farrar Road, Parcel 173-38-0. Public Hearing for the replacement of an existing fence. 5/10/2016

LD opened the public hearing.

Laurie Wardell appeared before the Board and presented the project. The Wardells would like to replace an existing fence on their property that is rotting. The lot is a corner lot facing Farrar Road and Pine Ridge Road. The fence runs approximately 55 feet along Farrar Road and is 71 feet from the road at its closest point. The fence runs approximately 80 feet along Pine Ridge Road and will be 15'10" from the road at its closest point. Mrs. Wardell presented photos showing the existing fence along both Farrar and Pine Ridge roads. She also stated that the current picket fence will be replaced with a six foot butted cedar fence in a natural color.

The Board noted that a fence permit was required pursuant to Section 18.5.3 of the Zoning Bylaw because the fence will be located within 20 feet of a public way and the height of the fence will be greater than 3.5 feet.

The Board had no objections to the location, height or materials as presented. There were no public comments

MO made a motion to close the public hearing. GT Seconded. Passed 4-0.

SG made a motion to approve the fence permit for the location, height and materials presented. GT Seconded. Passed 4-0.

7:10 PM APPROVAL NOT REQUIRED, SECTION 2.0 OF THE RULES AND REGS GOVERNING THE SUBDIVISION OF LAND AND LAYING OUT OF WAYS: Rural Land Foundation, 24 Sandy Pond Road, Parcel 143-12-0. Request for endorsement of an ANR plan to change lot lines not creating a new building lot. 5/10/2016.

Geoff McGean appeared before the Board and requested endorsement of an ANR plan. The division of the lot will create a non-buildable lot to be purchased by the Town for open space as approved by

Town Meeting 2016. The plan as presented showed that the newly created lot is designated as “Lot 143-12-1 Not a Separate Building Lot”. Dividing a lot into two where it is clear that one of the lots is not available for building is not a subdivision for the purposes of the Subdivision Control Law. In addition, the submitted plan complies with Section 2.0 of the Town’s Subdivision Rules and Regs.

1. Pursuant to Section 2.1, the date of submission is May 10, 2016.
2. The contents of the Plan are complete
 - a. Identification of the plan by name of owner of record and names of abutters are shown.
 - b. The location of all structures, ways, easements, are shown.
 - c. The statement “Approval Under the Subdivision Control Law Not Required” is provided and there is sufficient space for the date and endorsement of the Board.

LD made a Motion to endorse the submitted plan as an Approval Not Required plan. GT Seconded. Passed 4-0.

7:14 PM Business

Minutes: LD made a Motion to approve the April 26, 2016 minutes as submitted. SG Seconded. Passed 4-0.

Decisions: The Board signed Berry, 133 Weston Road Site Plan Approval.

7:15 PM PUBLIC HEARING, Section 17 Site Plan Review: Zeis Lincoln One LLC, 0 Lexington Road, Parcel 144-19-0. Site Plan Review to construct a new home. 5/10/2016.

MO opened the public hearing.

Paul Mahoney, Mahoney Architects, and Zoltan Juhasz, Zeis Lincoln One LLC, appeared before the Board to present the project. Mr. Mahoney explained that the team had met with the neighbors and the Conservation Commission to discuss the siting of the house. As result of the discussions, the location of the house has shifted twenty five feet to the right on the lot (toward the Mostue property) which enabled the structure to be moved ten feet farther away from the wetlands and allowed two major oak trees to be saved. The driveway is now located between two natural knolls and where no trees will be needed to be taken down. The overall elevation of the house has been lowered 2’3” and consequently the basement does not constitute a story under the Zoning Bylaw. The Conservation Commission has approved the project. As part of the Conservation Commission’s approval the two knolls become no disturb zones in order to keep a naturalized look at the street. The front elevations have been simplified in response to abutter’s concerns regarding the architecture. All dormers are now consistent with hip roofs. The original arched window at the front of the house has been changed to straight windows. The garage and main roof line have been simplified by removing the clipped ends. Mr. Mahoney noted that the house would be obscured by the natural knolls and trees that border the road. He also stated that the driveway elevation is 212 and the street is 214.

The Board asked about drainage considerations. Mr. Juhasz responded that 100% of the water runoff from the roof and the driveway will be infiltrated. There will be no additional runoff and

there are no erosion issues. Mr. Juhasz explained that there are underground recharge areas. The runoff from the driveway goes to a catch basin at the left corner of the driveway and the other two drainage structures handle the roof runoff.

The Board next discussed the driveway location. Mr. Juhasz noted that the original driveway location would have required the removal of two large oak trees. Mr. Juhasz noted that there had been a discussion with the Conservation Commission regarding an alternative driveway location at the right end of the lot but that it would require a large area of impervious pavement and a large cut would have to be made. GT asked if it was possible to flip the house so that the garage is located on the right side instead of the left. Mr. Mahoney responded that the current design uses the right side for the lawn area. Mr. Juhasz noted that the grade drops off more steeply on the right side and there would be a 13 foot change in elevation that is too steep for a driveway.

The Board discussed the proposed lighting for the project. Mr. Mahoney stated that the lighting consists of recessed downlights and sconces that comply with all aspects of the lighting guidelines. The sconces are full cut off and all bulbs will have a maximum of 900 lumens and a maximum color temperature of 3000K. Mr. Mahoney stated that there would be minimal landscaping as they were keeping as much of the property in its natural state as possible. There are no disturb zones as required by the Conservation Commission and there is a deed restriction on the land in the back of the property which is demarcated by a proposed wooden fence. Mr. Mahoney noted that the front of the property will have a large wooded buffer zone because there is 18 feet between the roadway and the lot line and there will be an additional 10 feet of no disturb zone for a total of 28 feet. Mr. Mahoney noted that there were a couple of large trees that needed to come down including a large hemlock in the 50 foot buffer zone that the Conservation Commission has given permission to remove. Mr. Mahoney remarked that there was 300 feet of wooded area between the proposed house and Mr. Hurd's residence on the left and 235 feet of wooded area between the proposed house and Mr. Mostue's residence to the right.

The Board then asked for public comment. Mr. Hurd suggested that the Board take a site walk to properly evaluate the project. Mr. Hurd noted that his main concern was to keep the fabric of foliage along the street and to keep the impact as minimal as possible. He noted that the proposed location for the driveway was in a natural depression but urged that the impact of the opening should be minimized. He stated that the existence of a large maple tree in that location is a help. He also voiced his concern regarding the view from the field across the street. He suggested that muted colors for the house would help it recede from view. Mr. Mahoney responded that they would choose muted colors with a natural shingle. Mr. Hurd suggested that if the garage was flipped to the right side then the septic could be moved to the other side and the driveway could be accessed from the far right corner. He further commented that his front yard was very private because of the uninterrupted screening in front of his house. Mr. Hurd stated that if the Board approved the proposed driveway cut then he would suggest that steps be taken to minimize the impact. For example, he suggested marking and monitoring the work so that as much as possible remains natural along the road. He would not like to see mulched beds along the road. He did note that the 10 foot no disturb is good and suggested that it be marked for the contractor so that

mistakes would not be made. He reiterated his preference for natural stain and muted colors and appreciated the thought that has gone into the design of the house.

John Snell noted that although he was not an abutter, he would like the Planning Board to be sensitive to preserving the streetscape.

Peter Von Mertens, Chair of the Conservation Commission noted the extensive review the Commission conducted for the project. He stated that the 18 foot area between the roadway and the lot line and the additional 10 foot buffer zone provided a very wide area in which to plant and fill in. He stated that he conducted a site walk and walked up to the trail in the field across the street to evaluate the impact the house would have from the field and along the streetscape. From across the field he saw trees on the field side of the street that blocked the view of the lot in addition to the trees on the house side of the street. He noted that Mr. Hurd's house blends in and Mr. Mostue's house is invisible. He further noted that the fence proposed for the rear of the house will keep people out of the wetlands.

MO suggested that the main issue raised is whether or not relocating the driveway makes a substantial improvement to the property. If the driveway is moved to the far right corner and the garage stays on the left side, then there will be a great increase in impervious pavement and landscape areas would have to be eliminated. No one thinks that is a good solution. If the garage is flipped to the right side, Mr. Juhasz contends that there will be a 13 foot drop in elevation to create a garage under which is too steep for a driveway. Mr. Juhasz also noted that he could not replicate Mr. Hurd's topography. In order to evaluate the conditions, the Board decided to conduct a site visit on Saturday, May 21, 2016 and continue the public hearing.

LD made a Motion to continue the public hearing until May 24, 2016 at 7:30pm. GT Seconded. Passed 4-0.

8:10 PM Discussion: A discussion with the Green Energy Commission regarding the Commission's priorities for the coming year. 5/10/2016

John Snell reported that the Green Energy Commission was committed to exploring Solar PV Installations for the Town of Lincoln and would like the participation of the Planning Board in this endeavor. Mr. Snell noted that they would like to explore the use of municipal buildings, land, etc. and that the committee was not just focused on locating an installation at the transfer station. GT volunteered to be the Planning Board liaison to the Green Energy Commission and all agreed. Peter Von Mertens noted that the Committee was evaluating all possible sites in Town because in order for land to be taken out of Conservation, an act of the State Legislature is required. GT suggested that the Planning Board would like the Green Energy Commission's input on their efforts in South Lincoln.

Mr. Snell stated that the second goal of the Green Energy Commission is to address climate change. He noted that the Town did not have a Climate Action Plan and that it was important for the Town to have specific goals. The Town's Comprehensive Plan calls for the Town to adopt a Climate Action Plan and while the Town has accomplished many things for energy efficiency including the newly renovated Town Offices, Mr. Snell felt that drafting a Climate Action Plan would be beyond the

capabilities of their Committee. Mr. Snell further noted that in order for Massachusetts to reach the goal of avoiding an increase in temperature of 2 degrees, and to reach a reduction in energy usage of 80% by the year 2050, significant changes would need to be made. He asked the Board for guidance to identify residents that could start the process of putting together a Climate Action Plan. MO noted that transportation would be important and suggested that green energy, transportation and health of the Town should be viewed in a holistic town wide way. She noted that the train, parking, roadside paths, bicycle racks, trails, and sidewalks should all be considered.

The Board suggested that the Green Energy Committee take the lead in forming a committee of residents and to consider applying for a grant to help write a Climate Action Plan. A professional consultant could be considered similar to the professional help used to draft the Comprehensive Plan. The At Risk Properties project also used a professional consultant. Grants could be used as a source of funding and if no grants are available, funds could be sourced from a budget item approved at Town Meeting. Jennifer Burney suggested that sources of help could be the Green Communities Act and MAPC. The Board suggested that the Green Energy Committee should identify personnel needed outside of their own membership. MO suggested that the Green Energy Committee change its scope to be broader. Ms. Burney noted that there is a regional effort through MAJIC to decrease greenhouse gas emissions by implementing renewal energy projects.

The Board suggested that members of the Planning Board and the Green Energy Committee go to the Board of Selectmen to request the formation of a new broader Climate Change Planning Committee.

Brooks Mostue noted that he is a Trustee of Farrington Acres. There is a strip of land along Route 2 approximately ½ acre which could be a good site for a solar installation. Mr. Mostue would be happy to approach the Trustees with a project.

9:00 PM Discussion: A discussion of priorities regarding the revitalization of Lincoln Station. 5/10/2016

Ms. Burney reported that she will attend the Board of Selectman's meeting on May 23, 2016 to request the formation of an Economic Development Committee. The Board discussed whether there should also be a Lincoln Station Implementation Committee. MO suggested that the Lincoln Station Implementation Committee be a subcommittee of the Planning Board and that the Board should think carefully about the goals of the committee. JB suggested that the goals could be broken down into things that could be done quickly and more long range goals. Some of the goals that might be addressed in the short term are MBTA parking, Complete Streets project implementation, and suggestions from the Conway School Studio Project. GT volunteered to work with JB to draft a charge for the Lincoln Station Implementation Committee. GT also suggested requesting the 8th graders to consider making their project requesting money for benches that could be located in Lincoln Station

The Board decided that the Lincoln Station Implementation Committee will be the members of the Planning Board with JB as the Chair.

The next priority of the Planning Board is to review the Site Plan Review process and procedure. The Board noted that an approved site plan review plan should have a time limit. It was suggested that five years could be a reasonable time limit and after that, changes to a property would not require further site plan review if the changes comply with the Zoning Bylaw. The Board also discussed and decided that changes to the interior of any property are not within the jurisdiction of the Planning Board and therefore not subject to Planning Board approval.

9:45 PM GT made a Motion to Adjourn. SG Seconded. Passed 4-0.

Submitted by Paula Vaughn-MacKenzie

Approved as amended June 14, 2016.