

CPIC Minutes - May 16, 2012

Comprehensive Plan Implementation Committee (CPIC)
Meeting of 16 May 2012

Attendees: Chris Hamilton, Mark Hochman, Lewis Lloyd, Kemon Taschioglou, Peter Sugar

We discussed the following:

1. Minutes: the minutes of the 3/12 and 4/24 meetings (4/24 w/the Planning Board) were approved: unanimous
2. Kemon reported on his attendance at the land-use chairs meeting on 5/10, chaired by Chris Reilly. Boards represented were Planning, ZBA, ConCom, Housing and HDC/LHS.
3. Housing spoke of their intent to put out an RFP for a consultant, whose charge would be to deal solely with housing issues (the full gamut from high to low end) at Lincoln Station (i.e. no focus on other issues, such as commercial).
4. We consider that this was not our understanding from our recent meeting with the Planning Board who implied that they had app. \$40,000, \$20,000 from Housing and \$20,000 as allocated by TM for what we thought would be a single consultant. Thus there are a number of questions which should be addressed:
 - a. What does Lincoln really wish for: to have a town center or to become simply a bedroom community? – we suspect the former
 - b. How should the process be formulated to insure that equal attention will be paid to retail and commercial issues, economic development in general and the appropriate background analysis to underwrite any conclusion – rather than a flawed and inadequate approach that may have also happened in the case of our current commercial center (Lincoln Woods, Donelans, P.O., etc)
 - c. We are fearful that what seems to be taking place is a silo approach and not an open and comprehensive planning effort
 - d. In this context it should be noted, that the survey conducted as part of CLRP did turn up a significant interest in retailing.
5. We agreed that we will write a short memo to the Planning Board expressing our concerns. Kemon will prepare the first draft and then circulate it to all of us for our comments. This will happen in the near future.