

**TOWN OF LINCOLN**  
**MINUTES OF THE PLANNING BOARD**  
**AUGUST 9, 2016**  
**TOWN OFFICES**

**PRESENT:** Lynn DeLisi (Vice-Chair) (LD), Gary Taylor (GT), Richard Rundell (RR), Steve Gladstone (SG).

**STAFF:** Jennifer Burney (JB), Paula Vaughn-MacKenzie

**7:00 PM PUBLIC HEARING, Section 17 Site Plan Review: Miller, 15 Stonehedge, Parcel 186-31-0.** Public Hearing for new construction located at 15 Stonehedge. 8/9/2016.

LD Opened the Public Hearing.

Eric Dias, Engineer from Strong Point Engineering presented the project on behalf of the applicant, Seth Miller. Mr. Dias explained that there is a heavily vegetated visual buffer that surrounds the property. The tree line also wraps around the septic area.

The Board asked about the applicant's plans for the driveway. Mr. Dias responded that the driveway currently exists and is 16-18 feet wide. The applicant does not wish to change it and plans to pave the driveway to the lot line. The driveway then becomes gravel and is shared with the neighbor who wishes that the driveway portion on the neighbor's property also be paved.

The Board next reviewed the proposed lighting. RR noted that there seems to be many light fixtures that emit lower lumens which was something that the Board should prefer. In response to a request by the Board at the preliminary meeting, the applicant had removed a post light in the front of the house. All lighting fixtures comply with the Zoning Bylaw requirements.

LD asked if there were any other comments from the Board. Both GT and SG remarked that they thought the proposed plan was good.

LD then asked if there were any comments from the public. Jennifer and Andrew Glass, the immediate abutter at 11 Stonehedge stated that their concern was the area where the garage was to be removed. Mr. Glass noted that in the summer, there was screening from deciduous trees but was concerned about the view from their house in the winter. He requested that some evergreens be planted in this area. There were no objections from the applicant or the Board to require some evergreen plantings in this area. RR suggested that rhododendrons would be appropriate. JB suggested that the applicant and the abutter work with Angela Kearney in the Conservation

Department to develop a screening plan agreeable to all. Mr. Glass commented that the leaching field area is not of concern because it is not visible from his house and that the only issue is screening the area where the garage will be removed.

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

GT made a Motion to approve the site plan as presented subject to the applicant and abutter confirming a mutually agreeable screening plan for the area where the garage is to be removed and such plan to be submitted to the Planning Office. SG Seconded. Passed 4-0.

**7:30 PM PRELIMINARY MEETING, Section 17 Site Plan Review: Burkhard Corporation, Tom Bucknall, 80 Tower Road, Parcel 163-24-0.** Preliminary meeting for new construction located at 80 Tower Road. 8/9/2016.

Mr. Bucknall appeared before the Board and presented the project. The application has had extensive review by the Conservation Commission and has received approval. The project has also received Historic and Board of Health approvals.

The Board focused on the driveway which currently exists as a semicircular driveway with two curb cuts. The proposal is to cut off one of the curb cuts and essentially keep the remaining driveway as it currently exists. LD stated that she thought the driveway was much wider than driveways that are routinely approved by the Board. GT thought that a significant portion of the existing driveway could be eliminated and still retain a turnaround so that guests would not need to back out onto the street. The Board suggested enhancing the deleted curb cut area with vegetation and Mr. Bucknall agreed. LD suggested that the driveway be narrowed to a maximum of 12-14 feet and the design could retain a turn around. GT agreed.

**7:45 PM Minutes**

GT made a Motion to approve the July 12, 2016 minutes as amended. SG Seconded. Passed 4-0.

**7:50 PM DETERMINATION OF MINOR CHANGE, Section 17 Site Plan Review: Van Vleck & Nydam, 2 Lewis LLC, 2 Lewis Street, Parcel 161-1-0.** Request for a Determination of Minor Change to an approved site plan to revise lighting and other changes. 8/9/2016.

The applicant proposed three changes to the approved site plan.

1. Wall at East Side (MBTA Tracks) parking lot. The approved plan shows a new 3 foot high wall which required a 3'6" fence on top of it to comply with the building code. The applicant proposes to replace that wall with a 2'4" high wall which will not require a fence. The new wall is to be constructed of large prefab concrete blocks.

The Board asked what effect the new wall would have on drainage and the area of land on top of the wall which now has existing bushes. The applicant responded that the change in slope will be minimal and will not affect drainage or the existing bushes which will be retained.

2. **Parking Lot Lighting.** The approved plan includes two 12' high pole lights similar to the Town of Lincoln street lights. The applicant proposes to remove the pole lights and to add two barn light sconces to the east side of the new storage structure and to add on 8' fence post mounted barn light on the Lewis Street side of the parking lot.

The Board approved of this lighting change.

3. **Storage shed.** The applicant requested that the approved size of the storage shed be increased from 16'X6' to 16'X8'. The shed will remain in the approved location.

The Board had no issues with the increased size of the shed.

RR made a Motion to determine the changes to the wall at the MBTA tracks, the parking lot lighting, and the shed as minor changes to the approved site plan. GT Seconded. Passed 4-0.

RR made a Motion to approve the changes as submitted. GT Seconded. Passed 4-0.

**8:00 PM Discussion:** Board Discussion of McLean Notice of Decision draft language. 8/9/2016.

The Board discussed the draft language of the McLean Notice of Decision including the Mass DOT process for a proposed new curb cut.

A revised Landscape Plan has been submitted by McLean. This effort was accomplished with a site walk with McLean's landscape architect and Dr. Kanner's landscape architect. A copy has been forwarded to Ernie Mrakovich and Michael Fee for review. A copy of the revised Landscape Plan was made available for review in the Planning Department and posted online on August 4, 2016. Michael Fee alerted the Planning Department that he plans to file an appeal of the Building Inspector's determination to the ZBA on August 5, 2016.

**8:15 PM PUBLIC HEARING CONT'D, Section 17 Site Plan Review: DeNormandie, Old Winter Street & Silver Hill Road, Parcels 150-52, 56 & 58.** Site Plan Review of a common driveway to service three lots. This agenda item has been continued until September 13, 2016 at the applicant's request. 8/9/2016.

**8:15 PM Business:** Review of Planning staff modification approval list, Review of solar panel setback provisions, approval of July 12, and July 26, 2016 minutes and other matters before the Board. 8/9/2016.

1. **Planning Staff Modifications.**

The Board reviewed the list of modifications to site plans that would now be reviewed and approvable by the Planning Staff.

RR made a Motion to approve the Policy Memorandum of the Planning Board entitled Planning Staff Review of Changes to Approved Site Plans and Waiver of Preliminary Meetings dated August 9, 2016. SG Seconded. Passed 4-0.

2. Solar Energy Systems Section 13.6.3(e).

The Board discussed the Section 13.6.3(e) which requires that solar panels be setback 1 foot from all roof edges. Many applicants are submitting plans in violation of this setback requirement saying that the solar capacity would be greatly diminished. The only resolution currently is an application to the ZBA for a variance. The arguments in favor of the setback are safety and aesthetics. The Board noted their position is to uphold the requirements of the current Zoning Bylaw provisions.

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

Submitted by Paula Vaughn-MacKenzie

Approved as amended December 13, 2016