

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
JANUARY 14, 2020
TOWN OFFICES

PRESENT: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Gary Taylor, Stephen Gladstone.

NOT PRESENT: Richard Rundell

7:00 PM Public Hearing Continued, Section 17 Site Plan Review: DeNormandie, 0 Trapelo Road, Parcel 151-23-0. Application to construct a shed/cabin structure on a vacant lot.

MO opened the public hearing.

Tom DeNormandie is requesting approval to build a shed/cabin structure on a vacant lot at 0 Trapelo Road. Mr. DeNormandie presented the project.

The Project:

The proposed structure is a 14' X 24' shed roof wooden structure typical of a farm outbuilding. The structure will rest on metal piers drilled into the ground for footings. There is no foundation and no need for soil excavation. No landscape or hardscape is proposed. No trees measuring over 12" in diameter will be removed for siting of the proposed structure.

The structure will have a shed roof, windows and a door. There will not be electricity, water, septic, or driveway. There will be a wood stove. The structure will be used for picnics, swimming and overnights.

The site of the structure will be just back of the top of the knoll, overlooking a pond. The location as well as the shed roof is intended to minimize the "presence" on the land. The exterior will be stained brown and the windows will be forest green. The site of the structure is surrounded by woodland and will not be visible from nearby properties.

There will be no driveway and visitors will either walk or bicycle to the structure. There will be no utilities associated with the structure.

The use of the land will remain agricultural.

Zoning:

The proposed structure will be the principal structure on the lot but will not qualify as a residence. It will have a wood stove but will not have a septic system, water, electricity or a permanent

driveway. Its proposed use is for a shed and/or cabin to be used for picnics, swimming and overnights.

1. The Lot Area is 10.86 acres.
2. Frontage is 187.49 feet.
3. The Calculated Gross Floor Area of the new structure is 336 square feet.
4. The height of the structure is 11'4" and is one story.
5. Setbacks: The structure is located approximately 85' from the nearest lot line as required of non-residential structures and complies with the 250' width requirement.

Conservation:

1. The structure will be located between the 75' and 100' buffer zone. The Conservation Commission has approved the structure with the condition that any changes to the plan including but not limited to the installation of electricity, water, septic, or a permanent driveway will require additional Conservation Commission Approval.
2. The Conservation Commission's findings contained in the Determination of Applicability dated October 16, 2019 states that the location is preferable regarding stormwater as there is a natural berm in front of the cabin to protect any surface flow from reaching the ponds and the back side of the cabin is heavily vegetated that will allow for the filtration of runoff before it reaches the wetland.

Submissions:

1. Planning Application Cover Form and Non-Residential Site Plan Application dated 11/10/2019.
2. Narrative by Applicant
3. Site Plan by Snelling and Hamel dated July 22, 2019.
4. Photographs of existing conditions
5. Structural and Elevation plans of shed/cabin.
6. Specification Sheet for Techno Metal Posts.
7. Specification Sheets for windows and front door by JB Sash & Door.
8. Conservation Commission Determination of Applicability dated October 16, 2019.

Notice was properly published in the newspaper and abutters were notified by mail. The Planning Office received no comments from any abutters or other members of the public.

GT made a motion to approve the project as submitted. LD Seconded. Passed 4-0.

7:15 PM Public Hearing, Sign Permit, Section 16: The Pierce House, 17 Weston Road, Parcel 152-1-0. Application to replace an existing sign.

MO opened the public hearing.

Anne Crosby presented the proposal on behalf of the Pierce House.

The Pierce House has applied for a sign permit to erect a new sign to replace an existing rotted one. Proper notice has been published in the newspaper and abutters were notified as required by the Zoning Bylaw. The new sign will contain the address of the property as required by the Fire Department. Chris Bibbo will install the sign with two granite posts as shown in the sketch drawing. The sign will be located in the same spot as the existing sign.

The sign will be a 36' wide X 30" high (single sided). The material is White PVC 1" thick. The text and border color will be dark green, and the side edge will be dark green. The sign will be mounted on two granite posts. The total height above ground is shown as 4.58 feet. There will be no lighting.

Submissions:

1. Planning Board Application Cover Form dated 12/10/2019.
2. Sign Permit Application dated 12/10/2019.
3. Legal Ad Authorization
4. Approval from the Historic District Commission dated November 6, 2019.
5. Photographs of existing sign.
6. Rendering of proposed sign, Version #2 by Creative Wood Designs dated 10/9/2019.
7. Sketch of sign mounted to granite posts by Chris Bibbo dated 11/11/2019.

There were no comments submitted by any abutter or member of the public.

LD made a motion to approve the sign permit as presented. GT Seconded. Passed 4-0.

7:20 PM APPROVAL NOT REQUIRED, SECTION 2.0 OF THE RULES AND REGS GOVERNING THE SUBDIVISION OF LAND AND LAYING OUT OF WAYS: Joseph Kasputys, 158 Sandy Pond Road, Parcel 125-7-0. Request for endorsement of an ANR plan to divide a lot and create parcel A which will not create a building lot.

John Hamel attended the meeting representing Joseph Kasputys.

Joseph Kasputys owns both 158 and 148 Sandy Pond Road. 158 Sandy Pond Road is owned through Economic Ventures, LLC. Mr. Kasputys wants to have a 50' buffer between the driveway to 158 Sandy Pond Road and 148 Sandy Pond Road. He will deed parcel A to 148 Sandy Pond. He is planning on selling 158 Sandy Pond Road which will still comply with zoning. The Board reviewed both the ANR plan and the new site plan for 148 Sandy Pond which showed the added buffer (Parcel A).

The requirements of an Approval Not Required Plan have been met.

1. The remaining lot has adequate frontage over 300 feet on Sandy Pond Road, Parcel A does not need any frontage. It will be deeded to Joseph Kasputys next door at 148 Sandy Pond Road;
2. The remaining lot has access to the public way.

There is no subdivision within the meaning of the subdivision control law.

The Contents of the Plan comply with Section 2.2 of the Rules and Regs Governing the Subdivision of Land and the Laying Out of Ways.

1. Identification of the plan by name of owner of record and the names of the abutters. The owner of record is Economic Ventures, LLC of which Joseph Kasputys is the manager. The abutters are named on the plan.
2. The location of all structures (there are none), ways, easements, and the extent of any residue of the land divided is shown. The structures and driveway are shown on the plan.
3. The statement "Approval Under the Subdivision Control Law Not Required" and sufficient space for the Board to date and endorsement by the Board is given. All are shown.

The Planning Board moved and voted to endorse the ANR plan.

7:30 PM Business

Minutes: The Board voted to approve the minutes subject to GT reading and approving them.

Business going forward:

February 5, 2020 public forum for proposed South Lincoln Village District with a snow date of February 12, 2020.

Planning Board Public Hearing for the proposed South Lincoln Village District on February 25, 2020. The MS4 Stormwater General Bylaw will also be presented.

LD made a motion to adjourn. GT Seconded. Passed 4-0.

Approved as amended January 28, 2020