

**TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
FEBRUARY 5, 2020
TOWN OFFICES**

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

STAFF: Paula Vaughn-MacKenzie

7:00 PM SLPIC Public Forum for South Lincoln Village District Zoning and Guidelines.

The above members of the Planning Board participated in a public forum on proposed zoning changes to create a South Lincoln Village District and associated Design Guidelines. Jennifer Burney, Director of Planning and Land Use gave an introduction which covered the makeup of the SLPIC subcommittee, the history of the town's center studies and master plan, and the work of the SLPIC teams: MBTA, Wayfinding, Placemaking and Zoning.

Margaret Olson presented a power point reviewing the commercial challenges at Lincoln Station, housing challenges, the limitations of using the South Lincoln Overlay District for projects in the town center, the proposed zoning, and the changes to the proposed language in response to feedback received at the Planning Board meeting of January 28, 2020. Ms. Olson reviewed the proposed Special Permit process, and the concept of a circuit breaker which would limit the total number of units allowed in the South Lincoln Village District. Once that number is reached, no further units could be developed without Town Meeting approval of a zoning amendment allowing a new maximum number or an amendment removing the circuit breaker. Design Guidelines were explored and examples of local projects with differing densities, stories, and heights were presented.

Alexis Smith, the MAPC representative presented a theoretical maximum build out analysis of four properties. She noted that the analysis did not consider the design guidelines, the financial feasibility, or septic constraints which would push the total number down. The four parcels were the RLF, Lincoln Woods, the Commuter Parking Lot and the Ridge Road Condos. These parcels were chosen from feedback from residents as well as parcels with the most development potential. The net maximum new units for all parcels combined was 271 and 12,500 square feet of added commercial space.

Members of the public were then asked to break out into groups and head to different stations where they could participate in activities and speak to Planning Board and SLPIC members.

At the conclusion of the break-out session, everyone returned to the Donaldson Room for a discussion. Ms. Olson lead the discussion where members of the public were all given a chance to voice their opinions and concerns with SLPIC members available for response.

Although a quorum of the Planning Board was present for the public forum, they did not deliberate or vote on any items.

Approved as amended February 11, 2020