

PLANNING BOARD MINUTES

April 19, 2022

PRESENT: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Ephraim Flint, Robert Domnitz, Gary Taylor

STAFF: Paula Vaughn-MacKenzie, Jennifer Curtin

7:00 PM Business

Remaining Board positions, representative and liaison appointments

LD said that she believes that we should have changes in who chairs the Board and supports BD for chair for this year. However, she also stated that she thought the meetings should continue to be focused and not last for an extended period of time with unnecessary details. She then nominated BD to serve as chair for the next year. EF seconded.

GT said that it is important that the Board continues to ensure that applications are reviewed efficiently so that applicants do not need to appear multiple times, especially where projects are straightforward and consistent with the bylaw.

MO said that it is important that we maintain the reputation of the Board and respect for applicants.

LD said that residents have lost trust in the Board because of the discussions about developing large numbers of addition Housing in South Lincoln and worry about how that would change Lincoln and that changing the chair would let them know we are listening.

BD stated that he will not be obstructionist as chair, he will just moderate meetings, help with the agenda, and will expedite cell tower applications by reviewing and summarizing them beforehand.

Vote for Chair: Roll Call: MO nay, BD aye, EF aye, LD aye, GT nay.

LD said that she is willing to continue as Vice-Chair.

EF nominated LD for vice chair. BD seconded. Roll Call: MO aye, BD aye, EF aye, LD aye, GT aye.

EF nominated LD as the Community Center Committee liaison. GT seconded. MO aye, LD aye, EF aye, BD aye, GT aye.

Work Plan Discussion

PVM sent around a distilled list of work plan discussion topics that various members of the Board had sent to her.

The Board discussed ways of adding housing options in a way that would retain the rural character of the town such as relaxing the requirements for accessory apartments if contained within the main house. They also discussed ways in which larger single family houses could be repurposed into multiple units. They discussed the pros and cons, potential unintended consequences, feasibility, and barriers to various approaches.

The Board identified the following work goals for the coming year:

- Discuss and develop accessory apartment bylaw amendments that would relax some requirements to promote smaller housing options while keeping the look and feel of the character of the town.
- Discuss ways to rationalize zoning in the South Lincoln area, including Lewis Street.
- Consider expanding the South Lincoln Overlay district to include Lincoln Woods.

MO agreed to draft a proposal for accessory apartments that could be further discussed at a future Board meeting.

GT moved to adjourn. MO seconded. MO aye, LD aye, EF aye, BD aye, GT aye.

Approved on May 10, 2022.