

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
APRIL 28, 2020
VIRTUAL ZOOM MEETING

Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law.

PRESENT: Lynn DeLisi (Vice-Chair), Gary Taylor, Richard Rundell, Stephen Gladstone

STAFF: Paula Vaughn-MacKenzie

ABSENT: Margaret Olson

7:00 PM Determination of Minor Change, Site Plan Review, Section 17: Civico Development, Oriole Landing, 1 Mary's Way, Parcel 111-11-0. Request to make changes to the approved landscape plan and to discuss possible trail connections.

Andrew Consigli and David Oliveri from Civico Development attended the zoom meeting and presented the proposed changes.

1. Changes to the plantings along the boundary line with Cathy O'Brien. Mr. Consigli explained that the plantings originally proposed along the boundary need to be pulled back to allow Verizon to access the cell tower along the existing easement. There was discussion with abutter Cathy O'Brien who stated that she wanted some larger trees in the area in front of her barn and farther down near the cell tower area as marked on a hand marked plan, sheet L2.1 dated September 28, 2018. She requested 9-10-foot-high trees as well as the proposed cedar fence running along the common boundary. Mr. Consigli stated that some of the trees would need to be smaller as they would be planted underneath the existing walnut trees. Civico had agreed to the larger trees in the areas requested by Cathy as well as the cedar fence. Photos of the sample of cedar fence were submitted to the Board. The number of trees in the revised plan, sheet L2.1 dated September 28, 2018, revised 3/19/2020 may be less than originally proposed because Civico wants to ensure they are sustainable. The original plan called for 68 total trees, 7-8 feet tall and the revised plan calls for 53 trees, 18 of which would be 9-10' tall in the areas requested by Cathy O'Brien. At the zoom meeting, Ms. O'Brien requested that her

landscape architect have the chance to review the plan along with Civico's landscape architect. The Planning Board suggested that the two landscape architects work out a suitable plan which would be sustainable in the long run. RR noted that it was important that the planting plan be sustainable and not overplanted.

2. Deletion of Trees in front of proposed farm mural and substitution of low plantings so as not to block the mural. The Board reviewed both the plan to change the plantings and the proposed farm mural. The mural will be 8' X 25' and will be distressed boards with whitewashed paint. The original landscape plan had trees in front of the mural which would now be replaced with low bushes. Mr. Consigli noted that he may plant in front of the blank wall to the left of the mural as well.

Mr. Consigli showed the design for the entrance post sign. The post sign measures 36"X48". The Board had no issues with the design or location.

3. Deletion of five (5) and addition of three (3) trees along the back-parking lot. The original landscape plan had five trees which would interfere with the large subsurface infiltration tanks necessary to handle drainage from the parking surface. The original five trees will be deleted from the plan and three trees will be located so as not to interfere with the tanks.
4. Removal of 2 trees in the central courtyard due to paving changes.

The two trees to be removed to accommodate changed walkway routing will be replaced by a fire pit and gathering space for residents.

5. Removal of raspberry trellis and addition of blueberry bushes.

A trellis with raspberry plants will be replaced with blueberry bushes.

6. Walkway changes. Mr. Consigli reviewed walkway changes on the revised plan including changing the fire truck turnaround from concrete pervious pavers to pervious asphalt. The concrete pavers originally proposed were very expensive and the change to pervious asphalt will not change the drainage calculations for the project.
7. Addition of a fenced in dog park area.

LD asked if there would be any additional walkway lighting with the changes. Mr. Consigli responded that one additional path light may be necessary. The Board discussed an appropriate location for the additional light. RR suggested a location and asked that it be discussed with the landscape architect. He noted that it would just be one additional footlight.

Mr. Consigli showed the Board the sample of the cedar fence to be installed along the boundary with Cathy O'Brien as well as a design for a new school bus stop shelter. He noted that the existing farm stand structure that originally was to be repurposed as a bus stop shelter was not stable enough to be used as a children's bus stop shelter and would be used instead as a shelter near the dog park.

GT made a motion to approve the proposed changes to the landscape plan including:

1. The changes to the plantings along Cathy O'Brien's boundary;

2. The other changes on the revised plan;
3. Walkway changes;
4. Bus stop structure;
5. Addition of dog park;
6. Design and location of the mural and the entrance post sign; and
7. Design and location of the cedar fence;

conditioned on the applicant submitting a revised plan with all changes including any plantings agreed to by Civico's landscape architect and Cathy O'Brien's landscape architect along Cathy O'Brien's boundary line. Such plantings shall be sustainable in their proposed locations and not overplanted.

RR Seconded. Roll Call GT Aye, RR Aye, LD Aye, SG Aye. Passed 4-0.

7:20 PM Business:

Minutes: RR made a motion to approve the March 4th and March 10th, 2020 minutes. SG Seconded. Passed 4-0.

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

Approved as amended May 12, 2020