

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD

JULY 23, 2019

TOWN OFFICES

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

STAFF: Paula Vaughn-MacKenzie

7:00 PM Public Hearing Continued, Section 17 Site Plan Review: Mayer, 9-11 Lewis Street, Parcel 161-5-0. Application to renovate and construct additions to the existing structures, add parking and landscape.

MO opened the public hearing. PV-M reported that the applicant wished to continue the hearing until August 13, 2019. The applicant could not attend the ZBA hearing on the project because he was sick and the ZBA will hear the application on August 1, 2019.

GT made a motion to continue the hearing until August 13, 2019. SG Seconded. Passed 5-0.

7:05 PM Business:

Minutes: GT made a motion to approve the 6/25/2019 minutes as amended. SG Seconded. Passed 5-0.

Minuteman School Project: Tripp McElroy, Project Manager for the Minuteman Vocational Technical School Building Project, submitted a letter dated July 23, 2019 requesting a temporary certificate of occupancy for 25 Minuteman administrative staff to occupy Area E of the building which encompasses the principal, superintendent, finance office, IT and guidance work spaces. The administrative staff is scheduled to occupy the space on Monday August 5, 2019 in advance of the full staff scheduled to occupy it on August 26, 2019. The letter stated that the new roadway and faculty parking lot as well as the walkway to the entry of Area E of the new building will be complete to ensure safe access for these administrative staff.

The Board noted that a final certificate of occupancy on August 26, 2019 should not be issued until the site is fully completed.

LD made a motion to allow the temporary certificate of occupancy for the administrative staff as specified in the letter by Tripp McElroy. RR Seconded. Passed 5-0.

7:15 PM Public Hearing, Section 17, Site Plan Review: Minuteman Vocational Technical School, 758 Marrett Road, Parcel 115-10-0. Application to change playing fields from grass to turf, add tennis courts, associated lighting, and grandstands.

MO opened the public hearing.

Members of the Minuteman team, including Eric Roise, Landscape Architect, Michelle Kaiserman and Steve Garvin from Samiotes, Larry Trim, Architect, and Ed Bouquillon, Superintendent of Minuteman School, joined the Planning Board.

Minuteman has filed an application to revise the approved site plan regarding the recreational fields. The public hearing was advertised in the paper and abutters were mailed notification.

The previously approved site plan included a turf football field and surrounding track. The football field included lighting. The plan also included two grass multiuse fields which were not lit.

Proposed Revisions:

1. Football Field: Will be a controlled access facility to allow event ticketing. This field is partially in Lincoln.
 - a. Add grandstands which will have 1200 seats
 - b. Add 5700 square foot field house which is located entirely on the Lexington side. The field house will have restrooms, team rooms, concessions, maintenance, storage and utilities. It is a single-story building approximately 15 feet tall.
 - c. Add a press box with an accessible lift
 - d. Add a score board and a public address system.
 - e. The track and field will also be a controlled facility to allow event ticketing.
2. The two multi-use grass fields are being changed to turf fields and 80-foot high athletic pole lighting added.
 - a. South of Tennis Courts: This field will include bleachers, home and visitor bullpens, a batting tunnel and a scoreboard. The applicant is proposing lighting for this field. This field is partially in Lincoln.
 - b. The multi-use field to the east (which is wholly located in Lexington) will include a softball outfield overlaid with a multi-purpose rectangular field to accommodate football, soccer, boys' and girls' lacrosse. The large softball field outfield will be configured so that it can be used for cricket. It will also have bleachers, covered players areas, home and visitor bullpens and a batting tunnel. This field will be lit.
3. Adding six lighted concrete tennis courts. The tennis courts are located entirely within Lincoln.

State Special Legislation: The applicant relies on House Bill 4503, Chapter 152 of the Acts of 2018 which was passed and approved on July 25, 2018. The bill allows Minuteman to lease or enter into any agreements for the use and occupancy of the land owned by the school district which was taken for school purposes for up to 50 years for purposes consistent with the mission of the school district. The school district may enter into contracts for the design, construction, installation, operation, maintenance and repair of buildings, structure, improvements, parking and recreational facilities on land owned by the school district. It also allows Minuteman to establish a receipts-reserved-for-appropriation account for any revenue generated from leases or other agreements. The account is intended to be used to offset the debt service payable on the financing of the design and construction of a new high school building and facilities project AND the debt service payable on financing the costs of the design and construction of any other capital improvements of the buildings and grounds of the school district as determined by majority approval of the school committee for the school district.

To accomplish the new recreational facility, Minuteman put out an RFP on March 25, 2019 with response due by April 22, 2019 for proposals for a “developer, developer/operator, or operator of the facility. The RFP estimates the cost of the recreational facility to be 21.4 million of which Minuteman is offering 13 million.

Mr. Roise gave a presentation outlining the proposed changes to the approved plan. He noted that the old school building will be removed this fall and the Tremont school on the site will stay in its current location. The new plan proposes six concrete tennis courts. Six courts are needed because five courts are necessary for competitive play. He stated that all the fields and the tennis courts are proposed to be lit.

Mr. Roise noted that there will be a press box at the football field which will be 14' above grade plus another 9' for the box with a platform on top for filming. The Board asked that the applicant submit the sound level of the public address system and the intensity at Mill Street.

The applicant presented a photometric plan of the fields and tennis courts which show close to 0 foot-candles at the perimeter of the property. The plan shows 50+ foot-candles on the football field and the batting box for the baseball field. The applicant stated that the foot-candle level was necessary for filming the events on the football field and for appropriate visual acuity on the baseball field. The height of the lights is approximately 80 feet to focus the light on the field. The applicant noted that the field lights were dark sky certified but not dark sky compliant because there would be lights half-way up some of the poles that point upward.

The Board was concerned about the lights and the impact to adjacent properties. The Board requested the applicant submit a plan showing the location of all the lights and to designate which light poles would have additional upward facing lights. The Board also requested views from the adjacent neighborhoods towards the lighted fields. The Board noted that the applicant's RFP for the use of the recreational facility stated that all venues could operate at once and is very concerned about the light pollution and impact to neighbors. The applicant agreed that there would be a glow. GT asked if there are any photos from Mill Street. SG asked for photos from adjacent properties with the new building in place. In addition, he suggested that the up lights could be turned off when

the multi-purpose fields were not used for baseball. LD noted that the Board may need the services of a consultant to review the impact of the proposed lights. The Board reminded the applicant that the color temp for all lighting must have a maximum color temperature of 3000K.

The applicant explained that the change to turf would not have a detrimental impact on the vernal pool located on the site in Lincoln as the turf is pervious with drainage structures underneath. The proposed plan calls for additional soil erosion controls around the entire site. The proposed planting plan replaces the previously proposed trees with very small tubelings 18" tall. SG asked if there would be adequate watering of the proposed landscape plan. The applicant responded that they would submit a maintenance plan. GT noted that such a maintenance plan should be a condition of approval.

The Board asked about the operation of the facility. Specifically, SG asked if Minuteman had a cricket team since one of the multi-use fields is appropriately sized for cricket. Mr. Bouquillon responded that Minuteman did not have a cricket team, but it would be used by others. The Board asked if there was any other option on the table besides taking the existing building down. Mr. Bouquillon stated that tearing down the existing building was the only plan. GT asked if there is any further legislation contemplated for the school or this facility. Mr. Bouquillon stated that there was no other legislation.

GT asked about the status of the RFP. Mr. Bouquillon stated that the first RFP did not produce any adequate responses. The school re-issued the RFP and the response date is August 8, 2019. The RFP is looking for proposals for a developer, an operator, and/or a developer/operator. The RFP does not specify the operation of the facility. The burden of an operational plan is on the proposer. GT noted that at this time, the Board has no idea what the proposed operation is. Mr. Bouquillon responded that the Board could require their own conditions and limitations on the facility. The Board noted that they would review and regulate the hours of operation, lights, decibels, and traffic.

The Board asked what activities would be allowed besides activities of the students at Minuteman. Mr. Bouquillon responded that any activity that is compatible with the mission of the school or any partner that is compatible with the mission of the school will be considered. LD asked for examples. Mr. Bouquillon responded that a vet clinic would be compatible with the school's mission.

The Board asked if there would be adequate parking when all the venues were operating. Mr. Bouquillon stated that there would be times when parking would be inadequate but that the school has had discussions with the Minuteman National Park regarding overflow parking. Margie Brown from Minuteman National Park responded. She explained that the park has a large event in April and Minuteman School has graciously allowed overflow parking at the school for that event. She expressed the Park's concern regarding traffic and parking and stated that Minuteman Park would not commit to accommodate over-flow parking for the school's events.

MO noted that it was important to review the expected parking numbers and the available spaces. She stressed that Minuteman would need an over-flow parking plan which did not include parking on Mill Street or Route 2A.

GT asked if there have been any discussions between the school and the public safety officials in Lincoln and Lexington. He noted that the school will need an operating plan that meets public safety needs.

The Board noted that there is an 8.4-million-dollar shortfall that the school has for the building of the proposed recreation facility. GT asked where the School expects to raise this money. Mr. Bouquillon responded that the Donahue Institute at University of Massachusetts is managing the RFP process. He noted that new proposals are due on August 8th. Mr. Bouquillon stated that if they do not receive any proposals from this round of RFP, they will build the original approved site plan. GT asked if there were any fundraising efforts. Mr. Bouquillon stated that there were no fundraising efforts. RR asked if the School had enough funds to build the original plan. Mr. Bouquillon stated that the 13 million that they have is adequate to build the original plan.

MO opened the floor to public comment.

Joe Genovese, 27 Mill Street: Mr. Genovese asked what mission compatible means. Mr. Bouquillon responded that the partner rather than the activity needs to be mission compatible. The mission of the partner needs to be compatible to being committed to work force education.

Bob Domnitz, 21 Mill Street: Mr. Domnitz said that at the Lexington Planning Board meeting Mr. Mahoney stated that professional teams would need to pay to use the field like anyone else. Mr. Domnitz also stated that Mr. Mahoney had stated that there had been neighborhood outreach. The Mill Street neighbors had received no such outreach.

Paul Lewis, 48 Lewis Street: Mr. Lewis is concerned about lighting and noise.

Margie Brown, Minuteman National Park: Ms. Brown stated that they have had several meetings with the school. The park receives approximately 1 million visitors a year and is expecting far more for the 250-year anniversary in 2025. She voiced her concern that this facility may diminish the integrity of the program and disrupt programs at the Jacob Whittemore House and the park's re-enactments. She is concerned about the sound, lights, and runoff from the turf fields into the wetlands. The parking is also a big concern.

Christy Damico: Ms. Damico stated that her parents live at 33 Mill Street and she is concerned that no view of the lighting from Mill Street was included in the presentation. She also stated that as an environmental advocate, she thought that the proposed lighting will adversely affect the wildlife and that the synthetic turf is possibly carcinogenic.

Bob Apsler, 84 Mill Street: Mr. Apsler asked what happens when the permeable surface of the turf fields gets clogged with debris. He asked if the fields can be cleaned to prevent clogging. He also noted that you can see the lights in the building from Mill Street and is concerned about the lighting.

Maria Hylton, 5 Oakdale Lane: Ms. Hylton encouraged the Board to aggressively regulate the operation of the facility. Just because Lexington requires that activities be done by 10:00pm, she would encourage the Board to stop activities by 9:00pm. She thought the construction so far had

made problems for the neighborhood by beginning earlier than the allowed start time, and that the Board should set tighter parameters.

MO noted that all the feedback is useful to the Board and that it was important to find out exactly what the proposal and operation will be.

Bob Domnitz: Stated that a maintenance plan for the turf is necessary, hours of operation including when activities will stop and when the lights will need to be shut off. He also noted that the submitted photometric plan did not include reflected light. He asked if smoking, vaping, or alcohol would be permitted or sold at the concession stand. He noted that an alcohol license would be required in Lincoln. Mr. Domnitz asked if there would be police details at events and who would enforce the no drinking or smoking rules. Mr. Bouquillon responded that the administration would enforce the rules. Mr. Domnitz suggested that the public address system use more speakers that were smaller rather than one large speaker. He also asked if any FAA approval would be required for the height of the athletic lights. Mr. Bouquillon said that he would investigate it.

Joseph Genovese, 27 Mill Street: Stated that construction noise has been a problem and asked what the timeline going forward is for construction. Since the current project is almost finished, would the noise abate? Mr. Bouquillon stated that the abatement of the existing building would take approximately two months and then there would be 3-4 months of demolition. He thought the building would be down by the first of the year.

GT made a motion to consider the current proposal to build a commercial athletic facility a new site plan application under the Zoning Bylaw. SG Seconded. Passed 5-0.

GT made a motion to continue the public hearing until September 10, 2019 SG Seconded. Passed 5-0.

LD made a motion to adjourn. SG Seconded. Passed 5-0.

Approved as amended August 13, 2019