

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
OCTOBER 13, 2020
ZOOM MEETING

PRESENT: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Gary Taylor, Stephen Gladstone, Robert Domnitz, Craig Nicholson (Assoc. Member)

STAFF: Paula Vaughn-MacKenzie

7:00 PM Discussion:

South Lincoln septic issues and next steps

The Planning Board discussed what committee should undertake the study of the septic in South Lincoln. In response to a presentation by the RLF at the Board of Selectmen's meeting on October 5, 2020 and in conjunction with the South Lincoln Planning effort led by the SLPAC committee, the Planning Board thought that SLPAC would be the appropriate committee. SLPAC will pull in other liaisons as necessary and appropriate including the Board of Health. The Planning Board felt that the make-up of SLPAC would be the same as any newly formed committee. SLPAC membership contains 2 Planning Board members, the Chair of the Housing Commission, and a BOS member. In addition, the Board thought that another committee would just be an added layer to the South Lincoln Planning process. In the interests of transparency, SLPAC is already the committee working on South Lincoln and regularly reports to the Planning Board on a specific schedule once a month. SLPAC will discuss and develop the scope of the study and will look primarily to the Town for funding and will also explore any grant opportunities.

Planning Board's presentation at SOTT

The Planning Board will take the opportunity to update the Town on the status of South Lincoln planning and the formation of the new SLPAC committee. The Board will give a power point presentation followed by a discussion. The Board wanted to take the opportunity to solicit feedback, thoughts, and suggestions from the wider audience that will attend the SOTT.

Agrivoltaics

The Board next discussed an inquiry from a solar developer regarding the ability to develop a large ground mounted solar installation on 2-3 acres of agricultural land. Questions of whether or not the Zoning Bylaw would allow such an installation as well as the impact of State statute and case

law will need to be reviewed by the Board and Town Counsel. Currently, Section 12.8 of the Zoning Bylaw applies to and permits the installation and operation of new large-scale (nameplate capacity of 250kW DC or greater) ground mounted Solar Photovoltaic Facilities only in a specified overlay district. The inquiry did not involve property located within the overlay district. Section 13.6.4 specifies design standards for small scale installations in residential districts. The concept of agrivoltaics involves ground mounted solar arrays that allow farm animals or crops to be underneath. Some of the energy is used for the farm but most is sold to the grid as another form of income. The Board thought that the idea was interesting but that it needed further research. Board members were concerned with potential clearing of trees, the impact on the neighborhood, decommissioning of large installations, as well as questions of whether such land is currently designated as agricultural under MGL c. 61A. PV-M will provide feedback to the potential applicant.

7:45 PM Business:

Approval of September 22, September 29, and October 5, 2020 minutes

MO made a motion to approve the September 22, 2020 minutes as amended. SG Seconded. Roll Call: SG aye, BD aye, MO aye, GT aye, LD aye. The motion passed 5-0.

MO made a motion to approve the September 29th and October 5, 2020 minutes. GT Seconded. Roll Call: SG aye, BD aye, MO aye, GT aye, LD aye. The motion passed 5-0.

Diversity Roundtable presentation

The Board reviewed the power point deck for the Diversity Roundtable discussion to be held on October 15th hosted by the Board of Selectmen. At GT's suggestion, the Board included an additional slide that included the Town of Lincoln's Vision Statement. The Board noted that any zoning changes requires a 2/3 vote at Town Meeting. It will be important for the Town to clarify the goals and next steps in order for the Planning Board to respond adequately. Resident participation and consensus are key for successful changes.

There was some discussion regarding the slides by members of the public. Sara Mattes noted that other Boards and Committees had collected data regarding Lincoln's population that may be useful to the diversity discussion. In addition, Lincoln has been part of successful regional efforts in the past including the work of the Hanscom Area Towns Committee (HATS). There may an opportunity to update the Comprehensive Plan in response to the Town's current discussions on Equity, Inclusion, and Anti-Racism.

SG made a motion to adjourn. MO Seconded. Roll Call: SG aye, BD aye, MO aye, LD aye, GT aye. The motion passed 5-0.

Approved October 27, 2020