

SLPAC Meeting Minutes
February 5, 2021
Zoom Meeting

PRESENT: Gary Taylor (Chair), Margaret Olson, James Craig, Rachel Drew,

STAFF: Paula Vaughn-MacKenzie

LIAISONS: Andrew Glass, Historical Commission and MBTA, Tom Sander, Finance Committee, Mark Levinson, South Lincoln, Michelle Barnes, RLF

OTHER: Patrick Lawler, Connie Ohlsten, Robert Domnitz, Steven Gladstone

Paula Vaughn-MacKenzie opened the meeting with the virtual meeting statement:

This is a virtual meeting pursuant to Governor Baker's March 12, 2020 order suspending certain provisions of the open meeting law, General Law Ch. 30A, Section 18, and the governor's March 15, 2020 order imposing strict limitations on the number of people that may gather in one place. This meeting of the SLPAC committee will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town of Lincoln website: www.lincolntown.org.

Gary Taylor opened the meeting and stated that the primary agenda item is the septic plant study RFP and gave the group an update on where we stand with the RFP and TCB. A draft of the septic plant study was distributed to all board members and liaisons in advance of this meeting. We have had letters of interest from three firms. Patrick Lawler has studied the RFP and believes it is pretty close to final. We have a meeting set up with Andrew Waxman, the TCB national property manager. We need TCB's agreement to move forward with the septic study, as they own the current septic plant. Once we have agreed on the RFP and have TCB's approval we can move forward with the septic study itself.

PV-M asked if everyone on the board had read the septic draft and if there were any comments. **James Craig** stated that he had read it, and that it looked good. **Rachel Drew** also did not see any issues with the draft.

Margaret Olson joined the meeting at this point. **MO** also did not have any issues with the draft.

PV-M asked if any of the liaisons or members of the public would like to comment on the RFP.

Connie Ohlsten asked if the bullet point on environmental concerns and benefits on a new system should be addressed early in the process, in task one or two rather than task three.

Patrick Lawler observed that for a wastewater treatment plant the primary environmental concerns are the wastewater itself and are addressed in the discharge permit. If there are other environmental concerns, aside from the discharge permit, then those could be addressed in task one or two.

CO: The RFP goes on to say that the engineer will use the build-out limits of the proposed rezoning of the Village Center. GT and PV-M discussed the importance of being conservative when evaluating the septic. What we need to know is the upper limits on what the existing system can handle and the upper limits on potential expansions.

James Craig asked if we need to be driven by the new housing choice law. **MO** observed that the housing choice law references septic limitations, and that in order to comply we will need to know the septic limitations.

GT observed that the previous zoning proposal had an upper limit of 15 units per acre. This is the minimum to comply with the housing choice law.

P-VM reminded the group that she is coordinating a multi-board meeting with KP Law to understand the requirements of the new housing choice law.

CO asked if the requirement in the RFP to look at a capacity to add 246 did not mean that we have the potential to be overbuilding capacity. **GT** said that this is what we need to know. **PV-M** agreed - what we need to know is the capacity. Once we have the capacity, we can decide how many units we want to have.

Michelle Barnes asked if any potential expansion of the septic system could encroach on the conservation land surrounding the current septic plant. **P-VM** and **GT** stated that the conservation land is strongly protected by state law and those boundaries must be respected in any evaluation of the existing plant or any potential expansion. **MB** asked about the wetlands delineation and wetlands restrictions. **P-VM** stated that wetlands restrictions applied to septic plant as they do to any other development.

Bob Domnitz, GT, and **MO** discussed the form in which the report resulting from the RFP reports the capacity data. **BD** suggested that a capacity graph would be the easiest form to read and understand. **PL** suggested that the RFP be modified to make the form in which the data is reported back more explicit.

BD asked if the initial meeting with TCB would be a public meeting. **GT** said that the initial meeting would be a private with himself and **JC** representing the Board of Selects. **MO** and **Steve Gladstone** noted that once there is a discussion of decisions (as opposed to what-ifs) the meetings would be public.

P-VM summarized the discussion: she will update the RFP to add the environmental concerns and to make the capacity data breakpoints requested more explicit. Once those changes are made, she will circulate it for comments. Once it is finalized, she will reach out to engineering firms. Next steps for the board are to have a public meeting with KP Law to talk about the new housing choice legislation. The board discussed that the main question we have is what a “zone of reasonable size” is in the legislation. This is the primary question for Lincoln. The legislation directs DHCD to set up the regulations and guidelines. This has not happened yet. **Andrew Glass** raised the issue of Lincoln’s demolition delay law, and how this intersects with the requirements of the legislation. This is also unclear as yet. **P-VM** suggested that design guidelines might be a way to maintain Lincoln’s desired look and feel in what gets built given that the law appears to require us permit multi-family housing as of right. **MO** said that give the limitations of septic, conservation, and wetlands we may wind up with a district that is approximately the dimensions of the South Lincoln area today.

JC moved that the board approve the minutes of January 8th. **Rachel Drew** seconded. Roll Call: GT aye, JC aye, RD aye, MO aye.

P-VM reminded everyone that the traffic study report will be presented at the Planning Board meeting on February 9th. **CO** asked if the half mile radius in the housing choice legislation affects the traffic study. **P-VM** said that whether that is an issue depends on what the “reasonable” district size turns out to be once the regulations are available. **RD** showed everyone the ½ mile radius around the train station. **P-VM** discussed that the legislation requires a multi-family within ½ mile train station, it does not say that multi-family housing must be permitted within the entire ½ mile radius.

GT made a motion to adjourn. RD seconded. Roll Call: GT aye, JC aye, RD aye, MO aye.

Approved April 2, 2021.