

PLANNING BOARD MINUTES

February 14, 2023

Virtual Meeting Pursuant to Bill S.2475 Signed by the Governor on June 16, 2021

Planning Board Members Present: Bob Domnitz (Chair), Lynn DeLisi (Vice-Chair), Margaret Olson, Ephraim Flint, Gary Taylor

Staff Present: Paula Vaughn-MacKenzie, Jennifer Curtin

7:00 PM Public Hearing, Section 12.6, Wireless Communications Facilities Overlay District: Dish Wireless, 30 Lewis Street, Parcel 171-25-0. Special Permit for new collocation on an existing Tower. Vote expected.

BD opened the Public Hearing.

JC presented the project as submitted by the applicant. Dish Wireless requests new collocation on an existing tower owned by Verizon. Dish will install 3 new antennas at 75 feet within an existing 119 foot tall "stealth" pole and a 5' by 7' platform with 2 cabinets and related equipment within the existing fenced compound. There will be no increase in tower height, no compound expansion, and no new impervious surface.

The applicant submitted an RF emission report and a statement of compliance with FCC regulations.

The applicant submitted a structural analysis report stating that the tower and foundation can support the equipment as described in this report.

John Andrews, of Centerline Communications, is duly authorized to act as Agent for Applicant.

The applicant requested waivers to the following requirements under bylaw section 12.6.4

- a) Plans showing location of tree cover within 500 feet of the proposed facility and other details, and topography contours. **The applicant requests a waiver to this section.**
- b) Schedule for testing of proposed facility, height of the facility and visual impact (balloon testing). **The applicant requested a waiver to this section.**
- c) Plan showing the facility within the overlay district including contour lines within 150 feet radius from the base, and location of trees over 20 feet tall. **The applicant requested a waiver to this section.**

12.6.4.1 A pre-application conference between the proposed applicant(s) and the Planning Board shall be scheduled a minimum 30 days prior to submission of the application for a Wireless Communications Facility special permit with formal advertisement and notice to abutters provided at least 14 days in advance of the pre-application conference. The purpose of such conference is to foster preliminary discussions regarding planning, design and siting of the proposed facility among the proposed applicant(s) for special permit, the Planning Board, and the residents of the Town of Lincoln. **The applicant requests a waiver to this section.**

BD asked the applicant to state on the record that there are no plans for new facilities within 2 miles of the Town's borders in the next 20 months. Mr. Andrews confirmed that is true to his knowledge for the record.

Mr. Andrews said that the expectations is that Dish will build this site and then get financing to potentially add other sites to the Town but at the time it is not planned.

LD moved to close the public hearing. GT seconded. Roll Call: BD aye, LD aye, GT aye, MO aye.

MO moved to issue the special permit for a term of years and grant the requested waivers. LD seconded. Roll Call: BD aye, LD aye, GT aye, MO aye.

7:15 PM Public Hearing, Opt-In Specialized Code. The GEC is sponsoring a warrant article asking the Town to adopt the new Specialized Energy Code. Paul Shorb, Chair will present.

7:30 PM Public Hearing, Ten Town Pilot Program. The GEC is sponsoring a warrant article asking the Town to vote to participate in the Ten Town Pilot Program which allows the Town to restrict and prohibit the use of fossil fuels in new construction and major renovations. Paul Shorb, Chair of the GEC will present.

Paul Shorb presented the warrant articles. Town Meeting 2022 supported seeking home rule authority to pass a bylaw to allow Lincoln to pass a bylaw to require all new and major construction be all-electric. The legislature did not grant the home rule petition, but allowed for a 10-town pilot program that Lincoln qualifies for. DOER has come out with a new stretch code that Lincoln will automatically adopt and has also allowed for a municipal opt-in "specialized energy code" with a model bylaw as well. Subject to the code are new houses, large additions either over 1,000 square feet or 50% as the existing house, or a whole house "gut rehab".

BD asked if multifamily is subject to these regulations. Mr. Shorb said that it does apply, but more as an incentive based approach.

BD asked what the difference is between the Opt-in and the Stretch Code. Mr. Shorb said that the opt-in is more restrictive than the stretch code. Houses greater than 4,000 square feet are strongly incentivized to go all-electric. This is done because larger houses are less energy efficient, and the tighter HERS requirements could take effect ½ year sooner than the "stretch code".

BD asked what the approach will be at Town meeting for taking part in the 10-town pilot, LD said there will likely be pushback from people who may want to do an addition. Trisha O'Hagan said this is why we need support from the Town Boards. She added that people will want to build in the recent technologies which are electric.

MO said most people will want to do electric in large additions. LD said you will need to show people why it is the best thing to do. Mr. Shorb said that DEOR has said it is cheaper to do all electric. BD said the argument could work both ways, why legislate if it is cheaper. Mr. Shorb said the point is to force contractors to get onboard. Ms. O'Hagan added that we need to do this as a moral imperative to combat climate change. GT said contractors are used to doing things a certain way and the industry needs to be forced to make the jump to all electric. EF said that the reason why the country has not as a whole taken action is because there is the economics of sticking with fossil fuels, so it is time we do something. His concern is the cost of conversion and what this would mean for renters.

Frank Clark said that the state does not have a source of electricity to support all electric houses. He asked that the Planning Board not support this. He supports the encouragement of houses being built as efficiently as possible, but not require all electric since the State does not have the electricity to support it.

Mr. Shorb said the electric grid is operating 20% below the system peak in 2006.

BD said he does not understand drawing a line around Massachusetts as an isolated system since the grid is connected to other states. GT agreed, and we have been building transmission lines from the hydropower in Canada. There are non-fossil fuels sources available.

MO moved to support both warrant articles. GT seconded. Roll Call: BD aye, MO aye, Gt aye, EF aye, LD abstained.

LD moved to approve the minutes from January 24, 2023 as amended. GT seconded. Roll Call: BD aye, EF aye, LD aye, GT aye, MO aye.

B2 Discussion

BD said he drafted edits to the B2 to clear up procedural issues.

GT said it does not make sense to have a competing commercial area on Lewis Street from the Mall, since there are currently several spaces for rent.

BD said it is a premature conclusion about the commercial center that it is not viable because a couple of new businesses could revive the area.

EF said the things we are considering complying with the HCA are on a timetable of 10-20 years. His perspective is to wait to do something that includes HCA compliance that also makes sense in the Village Center. BD said we also must involve the public more. EF agreed that we should seek feedback on obstacles and what people see as positive.

LD said she agrees and that she has had conversations with Jennifer Glass and is impressed by the HCA committee and that they will give a careful look at the HCA.

LD moved to pass over the B2 amendment warrant article for the March 2023 Town meeting. EF seconded. MO said she would like to do more as a Board. GT agreed. Roll Call: BD aye, EF aye, GT aye, MO aye, LD aye.

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

Approved on March 8, 2023