

Lincoln Conservation Commission (LCC) Public Meeting Minutes

February 18, 2026

Approved: March 11, 2026

This Public meeting was held virtually, pursuant to Chapter 2 of the Acts of 2025 which extends through June 30, 2027, the ability of public bodies to meet in a fully remote or hybrid manner.

Members Present: Ari Kurtz (Chair), Becca Fasciano, Mark Masterson, Laura Regrut, Kathleen Shepard, and Ross Tucker

Members Absent: Joe Miller

Conservation Staff: Michele Grzenda, Conservation Director, Stacy Carter, Conservation Planner

The meeting opened with Mr. Kurtz reading the Commission's Land Acknowledgement: *The Lincoln Conservation Commission gratefully acknowledges that we are meeting on the unceded land of Indigenous Peoples including the Agawam, Massachusetts and Pawtucket. We acknowledge the truth of violence, displacement, and forced migration perpetuated on these people. We are working to build practices and opportunities that will honor and support the continued struggle for equality, justice and liberation of Indigenous Peoples in and around our community. We also strive to preserve and protect these lands which are currently under our care.*

7:04 p.m. – Public Participation - The Chair invited questions and comments about items not otherwise on the agenda. No one participated.

7:05 p.m. Notice of Intent: 109 Page Road and 279/283/295 Cambridge Turnpike (DEP #203-0999); Civico Development LLC – Brian Geaudreau (Engineer) and David Cowell (Wetland Scientist), Hancock Associates
Civico Development LLC, the Applicant, has filed a Notice of Intent for construction of 20 residential homes, roadways, wastewater treatment system, stormwater treatment system, and utilities. Bordering Land Subject to Flooding and Bordering Vegetated Wetlands are located on site, with an associated 100-foot Buffer Zone. In addition, portions of the property lie within Zone A, placing the property within Outstanding Resource Waters. Work proposed within Buffer Zone would be located on existing lawn.

Mr. Geaudreau presented an overview plan describing the following work proposed within the 100-foot Buffer Zone:

- Widening of an existing paved roadway to provide safe passage for fire trucks and a sidewalk
- Construction of a 3-foot wide mowed trail for passive recreation
- Construction of temporary construction-period sediment basins, stormwater outfall, and transformer pad
- Removal of existing housed and associated structures
- Restoration of existing lawn to a meadow

Additional work proposed outside Buffer Zone and resources areas include the construction of 20 homes and driveways, stormwater management, septic system construction. A portion of the stormwater will discharge into the Buffer Zone and the Planning Board will be hiring an outside consultant to review stormwater. DEP and Conservation staff supplied a number of comments which the Applicant will address. The Commission requested additional information including: (1) detailed buffer zone restoration plan and O&M plan (Mr. Cowell indicated that the restored meadow would be mowed once after October 15th and that the future homeowner's association will be responsible for the maintenance; (2) How the project complies with Bylaw Regulation 7.1; (3) How the proposed stormwater management complies with MA Stormwater Standards.

Commission members asked the following questions: (1) is there an opportunity to remove more lawn from the 50-foot Buffer Zone and could the lawn be reduced behind units 14, 19, and 20; and (2) how the naturalized area will be demarcated in the field. The Commission will schedule a site visit once the snow melts.

Klaus Dobler, abutter at 103 Page Road, asked about where the wetland resource area is relative to the NW portion of the property and asked whether screening can be part of the project. He also requested that the old bridges crossing the intermittent stream near his property be removed.

The Applicant consented to a continuance. Motion by Mr. Kurtz to continue the hearing to March 11th at 7:05 p.m.; seconded by Ms. Shepard; roll call vote: each member responded Aye.

8:14 p.m. Review and Approve Minutes from 1/28/26

Motion by Mr. Masterson to approve; seconded by Ms. Shepard; roll call vote: each member responded Aye.

8:16 p.m. Ratify Enforcement Order – 109 Page Road and 283 Cambridge Turnpike

Staff issued an Enforcement Order on February 3rd to Frank and Vickie Panetta, property owners, to require the removal of historically dumped materials within a wetland resource area and Buffer Zone. Materials include motor vehicles, farm equipment, and metal debris/scrap materials. The property owner has expressed willingness to remove these materials and restore the area. Motion by Mr. Kurtz to ratify this Enforcement Order to remove old equipment in wetlands and Buffer Zone as described; seconded by Mr. Masterson; roll call vote: each member responded Aye.

8:18 p.m. Presentation from the Dark Skies Committee

Sherry Haydock, member of the Dark Skies Committee (DSC), presented the Committee's proposed bylaw they hope Town Meeting will approve to be added to the Town's Zoning Bylaws. The bylaw would promote Dark Skies compliance for lighting in town.

Mr. Masterson agrees that dark skies are important. Ross Tucker is appreciative of the bylaw's intent and has comments/edits he'd like to share. The DSC will supply a revised draft bylaw to the Commission shortly and is amenable to receiving additional comments from the Commission. DSC hopes the Commission will support the bylaw at Town Meeting.

Ms. Fasciano asked what other communities have limited lumens per property and what that data looks like – Ms. Haydock indicated Nantucket has a bylaw and they have used language from that bylaw as a template. Pepperell has made street lighting changes on a pilot program; there are about 50 towns that have some dark sky language in their bylaws. Questions about how to address safety concerns with reduced lighting was discussed. There doesn't appear to be any data that shows that lighting improves safety. Mr. Kurtz asked if this bylaw would apply to churches and educational institutions – Mr. Constable, DSC member responded yes.

DSC will attend the Commission's meeting on March 11th to continue the discussion, and they hope the Commission will endorse the bylaw.

9:08 p.m. Agricultural Commission Charge

Conservation staff were recently contacted by the Town Clerk's office regarding the Agricultural Commission membership. According to the Agricultural Commission Charge, one member of the AgCom must be nominated by the Conservation Commission. Since this is a requirement of the AgCom charge, staff suggested that the Commission vote to nominate Kathleen Lomatoski, one of the co-chairs of the AgCom, who frequently updates Conservation staff about AgCom matters. Motion by Mr. Kurtz to nominate Ms. Lomatoski as the Commission's nominee; seconded by Mr. Masterson; roll call vote: each member responded Aye.

9:11 p.m. Conservation Commission Voting Process Discussion – Mr. Kurtz wanted to discuss the Commission’s voting process. Mr. Kurtz expressed concerns that the current process of roll call votes may lead to early votes influencing later votes, or pressure on the final voter in the case of tied votes. Mr. Kurtz is curious if the chat function on Zoom could be used to register votes simultaneously, or if there is another way to handle voting. Discussion ensued. Ms. Regrut offered to discuss this matter with Select Board Member, Jennifer Glass. If the Commission is interested in pursuing other options, Town Counsel may need to be consulted.

9:30 p.m. Zoning Bylaw Amendment, Section 12.2 W-Wetland & Watershed Protection District
The Commission discussed the proposed Zoning Bylaw Amendment to remove Section 12.2, W-Wetland and Watershed Protection District. Commissioners agreed that Section 12.2 relies on outdated wetlands maps and is inconsistent with current wetland protection regulations. The Massachusetts Wetlands Protection Act (310 CMR 10.00) and the Town of Lincoln Wetlands Protection Bylaw (Article XVIII) provide much greater protection of Lincoln’s wetland resource areas and Buffer Zones than Section 12.2. Motion by Mr. Tucker to endorse Warrant Article #34 removing Section 12.2 from Lincoln’s Zoning Bylaws; seconded by Ms. Regrut, roll call vote: each member responded Aye.

10:00 p.m. Discussion Regarding Route 126 Bridge Replacement
Conservation staff received an email from staff at The Food Project, who were contacted by a potential bidder for the project to replace the Route 126 bridge over the MBTA tracks. The bidder was interested in knowing whether they could use part of the Baker Bridge South conservation land for parking and construction staging for the duration of the project. The Commission agreed that more time will be necessary to conduct a site visit and meeting with the contractor that is eventually awarded the project. Town Counsel involvement will likely be necessary, given that the land is protected under Article 97. Commissioners also felt that, if land were to be granted for use by the contractor, there should be some type of compensation from the contractor such as repairing the farm road or improving parking. Staff will reach out to the bidder and give them this information.

Next Commission meeting: March 11, 2026. Meeting adjourned at 10:15 p.m.