

Housing Choice Act Working Group

Thursday, February 22, 2024

8:00 AM VIRTUAL MEETING

<https://us06web.zoom.us/j/87575663577?pwd=VFIMcEdkU2hzV2I1czlNMIhmV0trdz09>

Meeting ID: 875 7566 3577; Passcode: 589860

Present: Michelle Barnes, Lincoln Land Conservation Trust/RLF; Steve Gladstone, Water Commissioner; Andrew Glass, Historical Commission; Jennifer Glass, Select Board; Darin LaFalam, Water Department Superintendent; Geoff McGean, Rural Land Foundation; John MacLachlan, School Committee; Craig Nicholson, Planning Board; Terry Perlmutter, Council on Aging & Human Services; Kathleen Shepard, Conservation Commission; Gary Taylor, Planning Board; Paula Vaughn Mackenzie, Director of Planning and Land Use.

Absent: Abigail Butt, Director, Council on Aging & Human Services; Bill Churchill, Zoning Board; Rachel Drew, Housing Commission; Tim Higgins, Town Administrator.

Also Present: Margaret Olson, Planning Board

Welcome: Jennifer Glass opened the meeting, noting that it was being held virtually in accordance with Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, as further extended most recently by Governor Healey's March 29, 2023 signing of a bill extending said authorization to March 31, 2025.

Preparation for February 27th Public Forum – HCA Zoning Design Guidelines:

Jennifer Glass and Margaret Olson reviewed a draft slide deck for the upcoming public forum that is focused on the Design Guidelines that accompany the Housing Choice zoning bylaw. The guidelines are approved by the Planning Board, not by a vote of Town Meeting. Members of the working group provided feedback on the slides including:

- Important to ask participants to be explicit about what they would like the guidelines to include. It is important for the Planning Board to be clear about what can and cannot be controlled through the guidelines.
- In some cases, members suggested finding different photos that would better illustrate the purpose or impact of a particular guideline.
- Highlight the concept of "adaptive re-use."
- Add a slide that outlines how community feedback has shaped the process and the substance of the bylaw, e.g. removing the option for a 4th story and up to 48' in the Village Center district, adding the building footprint plus parking coverage restriction.
- Insert the "how likely" slide.
- Update FAQs and provide links to additional information.

Approve Minutes: Minutes from February 1st were deferred to a later meeting.

Adjourn: Gary Taylor made a motion to adjourn, which was seconded by Kathleen Shepard. By rollcall vote, the meeting was adjourned at approximately 9:01am.

Minutes respectfully submitted by Jennifer Glass

Approved June 3, 2024