

PLANNING BOARD MEETING MINUTES

February 24, 2026

7:00 PM – Fully Remote Zoom Meeting

Planning Board Members Present: Lynn DeLisi (Co-chair), Gary Taylor (Co-chair), Craig Nicholson, Susan Hall Mygatt

Absent: Rob Ahlert

Staff Members Present: Dir. Paula Vaughn-MacKenzie; Assist. Dir. Jennifer Parker

Meeting Recording: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/69a36622f1197f00022f6f08>

7:00 PM Public Meeting LD opened the meeting. No public comment.

7:01 PM Continuation of Public Hearing for Changes to the Zoning Bylaw regarding: Amending the Zoning Bylaw, Section 12.2, W-Wetland and Watershed Protection District by deleting the section in its entirety, amending the Zoning Map accordingly, and further, deleting internal references to section 12.2 appearing in the Zoning Bylaw. Vote Expected.

The text of the bylaw and details of the proposed changes can be found in the Planning Department and on the Town website at <https://www.lincolntown.org/252/Planning>.

Michelle Grzenda, Conservation Director, said that the Conservation Commission voted to endorse the bylaw amendment at their last meeting.

SHM noted that while most of the interests protected by the existing language in Section 12.2 are now protected by state and local wetlands regulations, there are two provisions of Section 12.2 on which the Town would be giving up the authority: to protect the community against costs that may be incurred by the detrimental or unsuitable development of lands or adjoining wetlands, and the authority to protect and promote the health, safety, and welfare of the inhabitants of the town and the public; but she added that she thinks that this amendment should nonetheless go forward. Ms. Grzenda noted that existing wetland permitting protects wetland resource areas which in turn protects people in many ways, i.e. preventing flooding and adverse impacts on structures during storm events.

GT made a motion to close the public hearing. SHM seconded. Roll call: LD, aye; GT, aye; CN, aye; SHM, aye. GT made a motion to endorse Article 34 as written and bring forward to Town Meeting. LD seconded. Roll call: LD, aye; GT, aye; CN, aye; SHM, aye. Approved unanimously.

Request for Determination of Minor Change, Section 17.73, Hyde Park Nominee Trust, 59 Conant Road, Parcel 181-5-0 Request for a Minor Modification to the approved Site Plan for modifications to the landscaping, hardscape, and conversion of the approved greenhouse to a covered outdoor kitchen.

JP summarized the proposed modifications to the site, structures, and site lighting.

The stormwater design required revisions and the revised civil plans have been sent to peer reviewers at CEI to confirm compliance with the stormwater bylaw. The Planning Department has not yet received CEI's report.

The Board discussed lighting proposed for the koi pond. The applicants propose underwater lighting that shines upward to light the bridge area and the edges of the pond. Brian Morgan, architect representing the applicant, and Troy Sober, landscape architect, noted that the lighting is necessary for safety. Andrew Lo, property owner, focused on safety issues and noted the lighting will be diffused since the lights are underwater and not pointing directly up toward the sky but rather pointing to the underside of the bridge. He also suggested the lights could be put on switches and timers.

Mr. Morgan said that they will install a lighting control panel. He added that darkening shades will be installed inside the house at windows facing Valley Pond as requested by the Planning Board. SHM noted that the light fixtures appear to meet the requirements of the zoning bylaw except for the koi pond lights. The Board discussed potential impacts on the view from Valley Pond. The Board also reviewed the proposed plantings around the outdoor patio and kitchen areas.

SHM made a motion to consider the proposed changes to be minor in nature. GT seconded the motion. Roll call: CN, aye; LD, aye; SHM, aye; and GT, aye. Approved unanimously.

CN suggested approving the minor change apart from the koi pond lights. Mr. Morgan confirmed that the plans for the koi pond are not finalized, so this exception to the approval is acceptable. After input from the applicant, the Board noted that the applicant will not have to return for another review if the applicant can satisfy the Board's concern about the lighting of the bridge and koi pond. PVM will bring the changes to the two (2) Board Co-Chairs for approval of the changes to the koi pond lighting.

SHM made a motion to approve the request for a minor modification in accordance with the plans except for the proposed lighting of the koi pond with the conditions that the applicant submit updated lighting for the koi pond (subject to approval by the Planning Director, in consultation with the Board co-chairs), and an updated landscape plan with a list of plantings, and that the Planning Department receive CEI's approval of the revised engineering plans. CN seconded the motion. Roll call: CN, aye; LD, aye; SHM, aye; and GT, aye. Approved unanimously.

Dark Skies Subcommittee Bylaw Update

Sherry Haddock presented the revisions from the last meeting. The Subcommittee is scheduled to meet with the Select Board on March 9. The formal Planning Board Public Hearing for the Bylaw amendment is scheduled for March 10. The Subcommittee will return to the Conservation Commission on March 11.

The Board discussed additional edits to be made to the draft related to fixture shielding, max lumens, and hours of operation

LD did not agree to defining a 10PM cut-off of all newly established lighting after this bylaw is approved. She noted that the purpose of having a 10PM cut-off is not achieved by this Zoning Bylaw and should be considered for a General Bylaw that extends to the whole Town in the future. Putting it in now as part of a new Zoning Bylaw only creates the situation that there would be a 10 p.m. cut off for new dark-sky compliant lighting but not for existing lighting throughout the town that may not be compliant. This may be considered punitive to those who are most compliant and does not promote dark skies. Atty Devan Braun of K.P. Law raised the issue of funding enforcement for Lincoln. Often other communities have an appropriation and lighting enforcement

officer. She also noted potential issues with the definition of “active use” and suggested the Board consider whether it wants to define that term. Proposals were made to modify the section on Hours of Use.

The Subcommittee will finalize their draft, and it will be sent to Town Counsel for their review. The final draft will be used for the Public Hearing on March 10.

Business

Planning Office update:

- Two warrant articles will be brought to Town Meeting. Article 34 the removal of section 12.2 W-Wetlands and Watershed Protection District and Article 35 the Dark Skies Bylaw. The Moderator’s Meeting will be on March 18. Presentation materials will be put together for Town Meeting.
- The transfer station solar project is nearly complete.
- The Town is waiting for Eversource to activate the new EV chargers at Lincoln Station gravel lot.
- 150 Lincoln Road has been issued a stop work order by the Building Inspector until they resolve the stories and height. They will come back to the Planning Board.
- PVM spoke with Neil Feinberg, Chair of the Housing Commission, and he would like the Planning Board to select a liaison for their Housing Action Plan.

Committee Liaison Reports:

- SHM attended the Roadway and Traffic Committee meeting in February. She has communicated with RA and will attend on his behalf until formal committee assignments are done in April.

Approve February 10, 2026, Minutes:

GT made a motion to approve the Minutes of February 10, 2026 as amended. CN seconded the motion. Roll call: SHM, aye; GT, aye; LD, aye; CN, aye.

GT made a motion to adjourn. CN seconded the motion. Roll call: SHM, aye; GT, aye; LD, aye; CN, aye.

Meeting adjourned at 9:25 PM.

Approved on March 10, 2026