

Lincoln Town Meeting

Article 30

Zoning Amendment



Planning Board
March 24, 2018

1.

**The North Lincoln Overlay
District***

**is like a cloud that floats over
Lincoln waiting for an applicant
to propose a plan**

*Bylaw enacted by Town Meeting November 1, 1986

2.



conceptual rendering

**Applicant proposes a
Development & Use Plan**

3. Planning Board Public Hearing

Notice, Plan & Application mailed to each mail patron in Lincoln

Planning Board holds Public Hearing (March 6, 13, 20)

4. Town Meeting

(you are here)

Voters are being asked to:

- 1. Amend the Zoning Map to include the North Lincoln Planned Development District No. 6 for Oriole Landing**



conceptual rendering

and

2. Approve a Preliminary Development and Use Plan for Oriole Landing

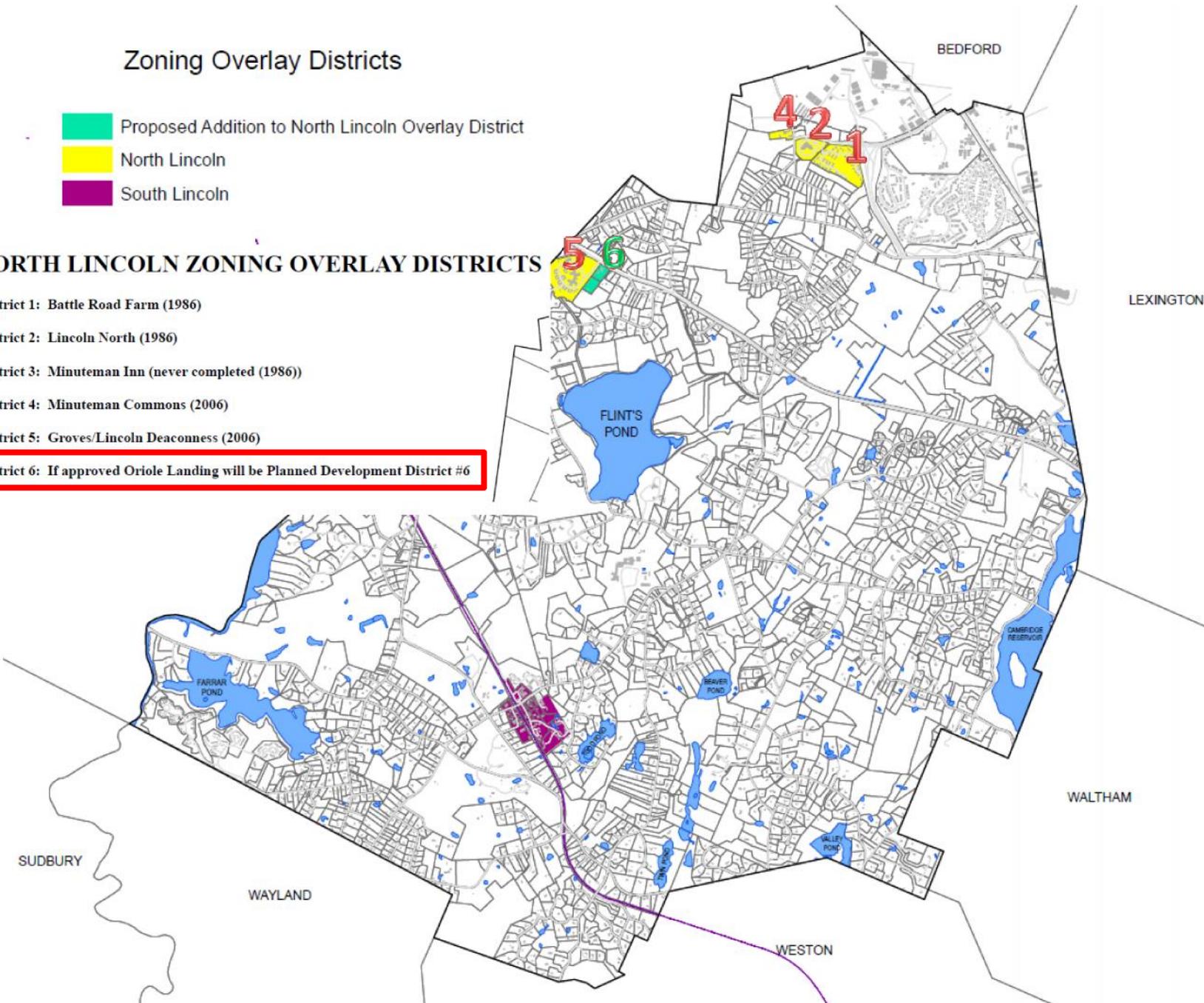
Zoning Overlay Districts

- Proposed Addition to North Lincoln Overlay District
- North Lincoln
- South Lincoln

NORTH LINCOLN ZONING OVERLAY DISTRICTS

- District 1: Battle Road Farm (1986)
- District 2: Lincoln North (1986)
- District 3: Minuteman Inn (never completed (1986))
- District 4: Minuteman Commons (2006)
- District 5: Groves/Lincoln Deaconess (2006)

District 6: If approved Oriole Landing will be Planned Development District #6



**If You Approve By 2/3
Vote...**

5. Planning Board Special Permit & Site Plan Review



**If approved by 2/3rds vote at Town Meeting,
Applicant must go before the Planning Board for a
public hearing for Special Permit and Site Plan
Review**

All Postal Patrons of Lincoln will be notified

6.



Any increase in height, gross floor area, or number of units, or a change in use, after Town Meeting approval will need to be approved by a two-thirds vote at a subsequent Town Meeting pursuant to Section 12.5.8 (d) (ii) of the Zoning Bylaw.

Planning Board Public Hearing Summary

Oriole Landing

March 6, 13, 20

Planning Board Public Hearing

Traffic

- Town Hired a consultant (Ron Muller & Associates) to conduct a peer review of the applicant's traffic study
- Found no substantial impact on the neighboring roads but recognized the sensitivity of the neighborhood by the residents and suggested the following options to mitigate traffic concerns:
 - Consider changing the section of Mary's Way between Deerhaven Road and the site driveway to one way westbound only. (neighbors not supportive)
 - Consider changing Mary's Way to a dead-end roadway by constructing a cul-de-sac at the driveway to Oriole Landing. (neighbors not supportive)
 - Consider restricting a right hand turn out of Oriole Landing (more support)

The Applicant has proposed a no right hand turn restriction from Oriole Landing from Mary's Way 6:30 – 9:30 am Monday - Friday

Planning Board Public Hearing

Fiscal Analysis & Proforma

Town hired a consultant (LDS Consulting) to conduct A Fiscal Impact Analysis of real estate taxes, school usage, public safety usage and other demands on town services and a review of the Pro Forma

Concluded the following:

Fiscal Analysis

- 7 school age children can be expected because the project has only one and two bedroom units
- One bedroom units do not produce school age children and there are only 30 two bedroom units
- Amenities of the project target young professionals and empty nesters.
- Positive fiscal impact to the Town of 113,000.+ annually

Pro Forma

- \$1 million dollar investment by the Housing Trust is necessary in order to make the project feasible. The project is expensive due to the Town's feedback in keeping the project small, the massing and height down which required multiple buildings, the increased affordability requirement of 25% to enable all 60 units to count on the SHI, and the preservation of the historic house
- The Consultant found that the Internal Rate of Return (IRR) and Return on Total Cost (ROTC) were reasonable

Planning Board Recommendations

Oriole Landing

Planning Board Recommendation for Article 30

After a duly posted public hearing held on March 6, 2018, continued to March 13, 2018 and March 20, 2018, the Planning Board voted unanimously to recommend amending the Zoning Map to include the North Lincoln Planned Development District No. 6 for Oriole Landing and the approval of the Preliminary Development and Use Plan subject to the following:

1. That the Planning Board will recommend to the Board of Selectman that a **no right hand turn restriction (from Oriole Landing onto Mary's Way) be implemented during the morning commuting hours of 6:30 to 9:30 am, Monday - Friday**. The Planning Board recommends that the Board of Selectmen review the restriction after one year, to assess its effectiveness, and to determine whether the times should be adjusted or other changes made;
2. That the applicant **submit, as part of the Site Plan Review process, the additional traffic data** outlined in the report from Ron Muller & Associates dated March 8, 2018;
3. That the Planning Board urge the Selectmen/DPW to proceed with its plan for **striping a center line along Mary's Way and to investigate the potential for adding fog lines** to better identify the roadway edges along Mary's Way. The Planning Board recognizes that the width of the road may make fog lines impracticable;

4. That during the Site Plan Review Process, the Planning Board shall consult with relevant town boards and departments regarding potential **sight line improvements that might improve traffic safety along Mary's Way and other connecting roadways**, as suggested in the report provided by Ron Muller dated March 8,
5. That the **Developer contribute \$25,000 to the Town to be used exclusively for the purpose of exploring and/or implementing roadway and roadside safety improvement options for the Mary's Way, Old Cambridge Turnpike, Deerhaven Road and Garland Road neighborhood**, to be used at the discretion of the Board of Selectmen. The Planning Board notes the commitments made by the Board of Selectmen, during the Board's March 19th meeting, relative to working with the Oriole Landing neighborhood to **explore the feasibility of a new roadside path, improved trail connections or other safety improvements, and to prioritizing available funding resources** in support of this effort;
6. That the **Project meets DHCD's eligibility requirements, so that all 60 rental units may be counted on the Town's Subsidized Housing Inventory (SHI) for the 2020 census**;

7. That the Developer fund and execute the **relocation and preservation of the existing historic home** pursuant to the Plan that was approved by the Lincoln Historical Commission on March 6, 2018;
8. That **the location and repurposing/use of the farm stand** be determined through the Special Permit Process, with guidance from the Lincoln Historical Commission; and
9. That **any proposed changes to the Preliminary Development & Use Plan approved at the March 24, 2018 Annual Town Meeting, which involve an increase in height, gross floor area, or number of units, or a change in use, will need to be approved by a two-thirds vote at a subsequent Town Meeting** pursuant to Section 12.5.8 (d) (ii) of the Zoning Bylaw.

ARTICLE 30

To see if the Town will **vote to amend the Zoning Bylaws in order to establish a North Lincoln Planning Development District within the NL-North Lincoln Planning District pursuant to the provisions of Section 12.5 of the Zoning Bylaw**, by undertaking the following action:

Amending the Zoning Map to include the North Lincoln Planned Development District No. 6 for Oriole Landing located at 0 and 1 Mary's Way consisting of a 60-Unit Rental Development including 15 affordable units, having boundaries encompassing 6 acres, more or less, and being more particularly shown and described on a plan entitled "1 Mary's Way, Lincoln, MA Tax Map 111 - Lots 10 & 11 – Abutter Summary" prepared for Civico Development by Allen & Major Associates, Inc. and dated 1/23/18; and

Approving a preliminary development and use plan for the North Lincoln Planned Development District No. 6, a proposed version of which plan entitled "Oriole Landing, 1 Mary's Way, Lincoln, MA, Tax Map 111 - Lots 10 & 11 – Context Plan", prepared by Allen & Major Associates, Inc. and dated 1/23/18 has been prepared and submitted by the owners of the premises to be included in said district.

Or take any other action relative thereto.

The Planning Board voted unanimously to support this project for the following reasons:

1. Project adds to Lincoln's diversity of housing

2. Civico has worked with the Town:

- Reduced size of the project: # units, height, massing**
- Preservation of historic structures**
- Traffic mitigation measures**
- Increased affordability to 25% so all 60 units will count on the SHI**