

## Housing Choice Act Working Group

Friday, June 30, 2023

9:30am via Zoom

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

Meeting ID: 875 7566 3577; Passcode: 589860

**Present:** Steve Gladstone, Water Commissioner; Jennifer Glass, Select Board; Darin LaFalam, Water Department Superintendent; Geoff McGean, Rural Land Foundation; Craig Nicholson, Planning Board; Terry Perlmutter, Council on Aging (joined at 10:05 am); Kathleen Shepard, Conservation Commission; Gary Taylor, Planning Board; Paula Vaughn Mackenzie, Director of Planning and Land Use; Kevin Chrona, Utile; Will Cohen, Utile; Matthew Littel, Utile; Zoe Mueller, Utile; Rahi Patel, Utile.

**Absent:** Michelle Barnes, Rachel Drew, Housing Commission; Rural Land Foundation/Lincoln Land Conservation Trust; Andrew Glass, Historical Commission; John MacLachlan, School Committee.

**Also Present:** Virginia Lemire; Kathy M; Susan Mohn; Sue Wolff.

**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.

### Public Forums

- *Debrief:* There were about 50 – 60 people at the in-person forum on June 16<sup>th</sup>, and close to 80 at the virtual forum on June 20<sup>th</sup>. Some themes that came out of those meetings:
  - The proposals shown at the forums yielded more units than are needed to comply, is there a way to get closer to Lincoln's 635 unit requirement by looking at property line setbacks or other methods?
  - Should we look at putting more of the zoning near the MBTA train station, which is in line with the goals of the Housing Choice Act?
- *District Option #7:* Zoe Mueller, Utile, presented a new "Option 7" district that is mostly near the train plus the Lincoln North commercial property; would not rezone Battle Road Farm or Minuteman Commons.
  - The average density across the entire district would be just over 16 units/acre, slightly higher than the required 15 units/acre because of the extensive wetlands.
  - Based on a 36-foot height (the current height limit for buildings in town except by special permit), the modeling for this district yields just over 700 units.
  - Modeling does not account for the real-world logistics of what is needed for septic; any development proposal would have to meet all septic, conservation, historical, and site plan review requirements.

- Matthew Littel, Utile, noted that a developer has to confront all those limitations, e.g. they might need more parking than the 1 parking spot/unit that is stipulated in the zoning.
- Zoe shared a suggested definition of height that uses mean grade and mean roof measurements, noting that the town may want to consider changing how height is measured to provide more flexibility. Currently, the Town's zoning bylaw defines the height as measured from the lowest exposed point to the highest point on the roof.
- The model is based on 3 stories and 36 feet. If there is a desire to go to 3.5 stories, 42 feet would be a reasonable height.
  - If there is commercial on ground floor, would probably need more height. RLF showed a concept building with 2 stories of residential above commercial. Geoff McGean noted that the drawing assumed a height of 42 feet.
  - It is possible to have commercial plus 2 stories of housing within 36 feet with a flat roof.

### **Next Steps – Neighborhood Information Sessions**

- Jennifer reported that they are working with the Battle Road Farm board, the Commons, and residents who live on Codman Road to schedule neighborhood outreach sessions.
- In addition, there should be another virtual town-wide session.

### **State of the Town/Community Charrette Planning – Saturday, September 30<sup>th</sup>**

- Jennifer confirmed that Gary Taylor, Craig Nicholson, Kathy Shepard, she, and Paula would serve as a planning team for SOTT.

### **Communications**

- The outreach team (Gary, Kathy, Jennifer) will pull together a recap of this morning's meeting, the slide deck, and the recording which will be posted on the website and sent out via LincolnTalk.

### **Adjourn**

The meeting adjourned at approximately 10:36am.

Minutes respectfully submitted by Jennifer Glass