

TOWN OF LINCOLN PLANNING BOARD

Notice of Public Hearing for Changes to the North Lincoln Planned Development

District No. 5

Virtual meeting pursuant to Governor Healey's signing of a supplemental budget bill which, among other things extended remote meeting authorization to March 31, 2025.

In accordance with the provisions of MGL, Chapter 40A, Section 5, the Lincoln Planning Board will hold a public hearing on **Tuesday November 21, 2023 at 7:00 PM**, via zoom, to review the following proposed changes to the North Lincoln Planned Development District No. 5:

That the Town amend and revise the preliminary development and use plan for the North Lincoln Planned Development District No. 5 entitled "Preliminary Development and Use Plan for NL – North Lincoln Planned Development District No. 5 – an age 62 and over Multifamily Independent Living Community at 9, 11, 15 and 17-19 Cambridge Turnpike, Lincoln, Massachusetts" dated September 6, 2006 and approved by Town Meeting on November 4, 2006, as further amended and shown on an amended plan entitled "Revised Preliminary Development and Use Plan for NL – North Lincoln Planned Development District No. 5 – an age 62 and over Multifamily Independent Living and Continuing Care Community at 9, 11, 15 and 17-19 Cambridge Turnpike, Lincoln, Massachusetts" dated February 5, 2013 and approved by Town Meeting on March 30, 2013, to allow the addition of 28 additional residential units and associated parking as shown on an amended plan entitled "Commons in Lincoln Expansion 2023" dated September 15, 2023.

Details of the proposed changes are also available in the Planning Department, Town Offices, 16 Lincoln Road, Lincoln, Massachusetts, between 9:00am and 4:00pm, Monday through Friday. Copies will be provided upon request. The agenda with the Zoom information will be posted to the Town website at lincolntown.org/calendar two days prior to the hearing date.

Margaret Olson, Chair
Lincoln Planning Board

THE COMMONS IN LINCOLN

Independent Living Expansion 2023

1 Harvest Circle

Lincoln, MA 01773



PLEASE PARTICIPATE IN OUR PLANNING EFFORTS

Information Session at The Commons:

Wednesday November 8th 5pm – 7pm

Call 781-430-6015 to RSVP

Valet parking is available

Public Hearing:

November 21st, 2023, 7:00pm, Zoom Meeting, for online access please visit

<http://www.lincolntown.org/AgendaCenter/Planning-Board-22>

2023 Special Town Meeting:

Saturday, December 2, 2023 at 9:30 a.m. Donaldson Auditorium/Todd Lecture Hall

PROJECT OVERVIEW

Responding to a higher concentration of older adults than national or statewide averages and recent history of strong operations, New England Life Plan Communities, non-profit owner of The Commons, proposes to expand its offering of independent living options for the seniors in the Lincoln area. If approved and completed, the project would have a positive fiscal impact for the Town of Lincoln.

The proposed project would be the third and final phase of campus development at the campus that was originally constructed in 2010 and expanded in 2016. The project would infill select areas of vacant land and expand existing structures with 28 new independent living units, consisting of eight (8) freestanding and semi-attached cottages and twenty (20) apartments. All apartment style units would be additions to the existing Flint and Russell buildings. A net increase of fifty-two (52) parking spaces would be provided in the plan to relieve constraints and avoid on-street parking that currently occur.

The proposed development maintains prior commitments related to a 5-acre conservation restriction area and will be designed with energy efficient design principles to limit environmental impact.

The need for all forms of senior housing is significant as 19% of Lincoln residents are over age 65, compared to 17.4% statewide and 16.8% nationally. This market demand is evidenced by The Commons being fully occupied with a lengthy independent living waitlist that would take several years to satisfy. Lincoln is the #1 place of origin for current Commons residents, so this expansion project is expected to serve existing Lincoln residents, allowing them to remain in their local community as their needs change.

Requested Approvals

Shown as Building C on the plans, NELP-Commons Flint House LLC is requesting a special permit to construct eleven (11) total units, of which three (3) units will be offered at rents affordable to the 80% area median income (AMI) threshold.

NELP-Commons, LLC is requesting a special permit for all other proposed structures, shown as A-1, A-2, B, D, and E on the plans to construct 17 units.

The proposed project would be permitted through a robust oversight process including:

- Special Town Meeting review and approval of an amended North-Lincoln Planned Development District
- Special Town Meeting review and approval of the Preliminary Use and Development Plan
- Planning Board review and approval of the amended Special Permit and Definitive Development Plan
- Historic Commission approval of demolition of an obsolete and vacant 1962 single family structure
- Conservation Commission review and approval of activities in the Riverfront Area and compliance with state and local wetlands protection law

To see the complete application and supporting material, please visit <https://www.lincolntown.org> and send any questions, concerns, or ideas to: rherch@onepoint-partners.com



1 Harvest Circle

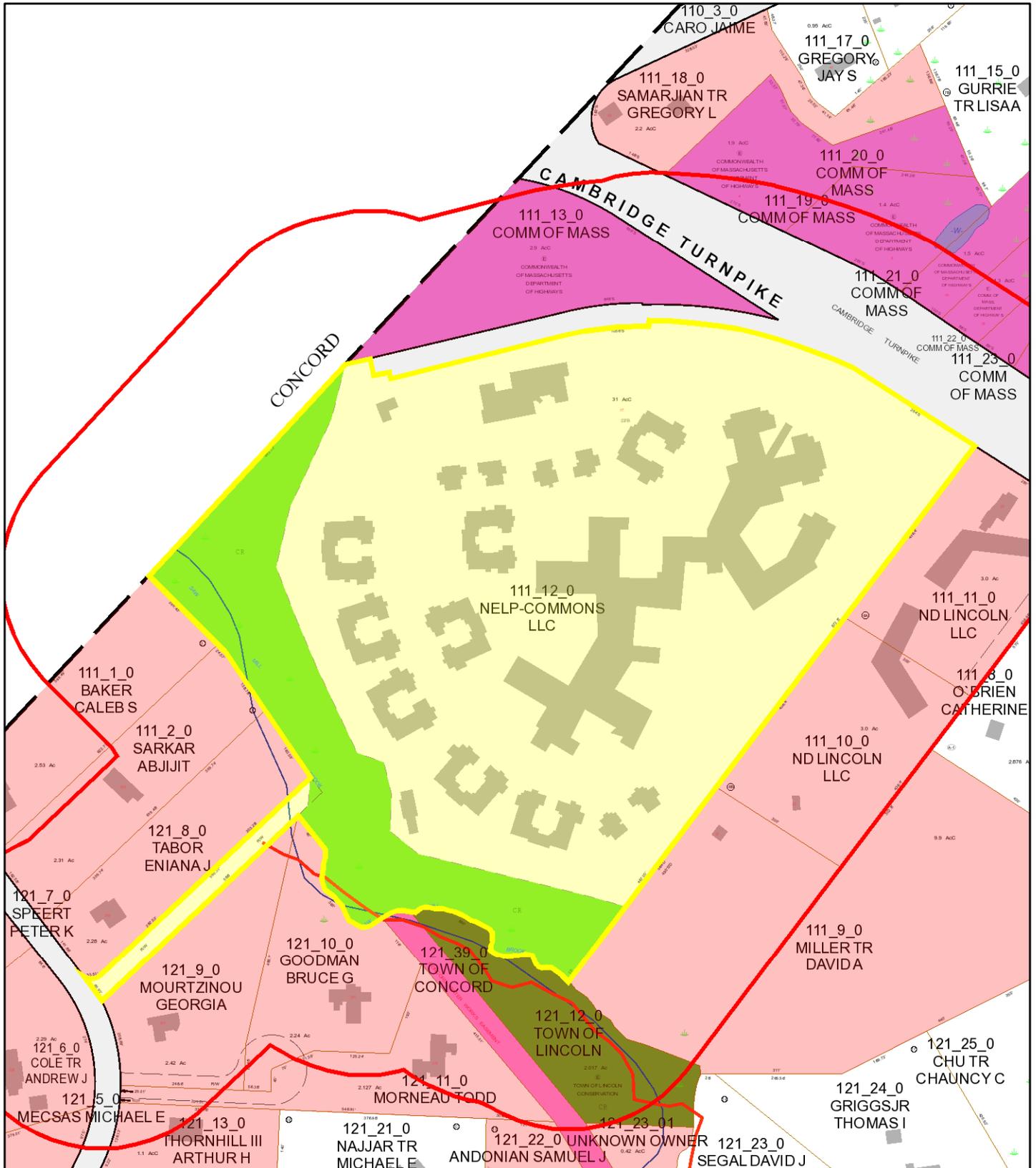
Lincoln, MA



January 20, 2023

1 inch = 277 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



THE COMMONS IN LINCOLN EXPANSION 2023
SITE PLAN

SEPTEMBER 15, 2023



A-1



A-2

10/26/2023 4:05:31PM

**THE COMMONS IN LINCOLN
EXPANSION 2023 (A1)**
1 HARVEST CIR
LINCOLN, MA 01773

ARCHITECT

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CONSULTANT

Date Issued For

ISSUANCES

DRAWING TITLE
3D PERSPECTIVE VIEWS
1

SHEET ISSUE DATE: 10/25/2023

PROJECT ISSUE DATE:

SCALE:

PROJ. NO. 2212.00

3D-1

