

02:34:59 Eben Holderness: as one of few 20-somethings living in Lincoln, strong agree with ken hurd's thoughts

02:35:29 Johanna Goodman: Reacted to "as one of few 20-som..." with 👍

02:35:32 Ben Webber: I'd like to echo the many calls for adding more choices.

02:35:43 Dave Pippin: Reacted to "as one of few 20-som..." with 👍

02:35:47 Dave Pippin: Removed a 👍 reaction from "as one of few 20-som..."

02:35:48 Dave Pippin: Reacted to "as one of few 20-som..." with 👍

02:36:13 David Cuetos: Reacted to "I'd like to echo the..." with 👍

02:36:16 Andrew Pang: Reacted to "as one of few 20-som..." with 👍

02:36:20 Maureen Devlin: Reacted to "as one of few 20-som..." with 👍

02:36:24 Mark Holzwarth: Please include a ballot choice that doesn't include the mall. The RLF can be rezoned with town meetings.

02:36:34 Ruth Ann Hendrickson: Need more info on traffic study. Give increase in trips in context with existing trips, eg 10% inc. or 50% inc.

02:36:38 David Cuetos: Reacted to "as one of few 20-som..." with 👎

02:36:46 Stephanie Stathos: Reacted to "I'd like to echo the..." with 👍

02:36:47 Richard Ohlsten: Reacted to "I'd like to echo the..." with 👍

02:36:48 David Cuetos: Reacted to "Please include a bal..." with 👍

02:36:50 Brad Vettraino: Reacted to "as one of few 20-som..." with 👎

02:36:53 Jeff Birchby: Reacted to "I'd like to echo the..." with 👍

02:36:53 Louise Bergeron: In the name of democracy, is the working group willing to allow for consideration for alternative options that are less pro development? Minimum compliance to the HCA will allow time for us to find more creative and productive solutions to the housing situation.

02:36:57 Stephanie Stathos: Reacted to "Please include a bal..." with 👍

02:36:59 Brad Vettraino: Removed a 👎 reaction from "as one of few 20-som..."

02:37:03 Sarah Postlethwait: Reacted to "Please include a

bal..." with 👍
02:37:06 Karla Gravis: Reacted to "Please include a bal..."
with 👍
02:37:11 David Cuetos: Reacted to "In the name of democ..."
with 👍
02:37:13 Richard Ohlsten: Reacted to "In the name of
democ..." with 👍
02:37:14 Jeff Birchby: Reacted to "In the name of democ..."
with 👍
02:37:16 Sarah Postlethwait: Reacted to "In the name of
democ..." with 👍
02:37:19 Sarah Postlethwait: Reacted to "I'd like to echo
the..." with 👍
02:37:47 Peter Buchthal: Reacted to "In the name of democ..."
with 👍
02:37:49 Connie Ohlsten: Reacted to "I'd like to echo the..."
with 👍
02:37:49 Richard Ohlsten: Removed a 👍 reaction from "In
the name of democ..."
02:37:51 Richard Ohlsten: Reacted to "In the name of
democ..." with 👍
02:37:55 Connie Ohlsten: Reacted to "Please include a bal..."
with 👍
02:38:01 David Cuetos: Removed a 👎 reaction from "as one of
few 20-som..."
02:38:08 Stephanie Stathos: Reacted to "In the name of
democ..." with 👍
02:38:11 Tony Liepert: Regarding Ken Hurd's final point, the
additional choice would not be for "no housing," it would be to add
"none of these choices"
02:38:21 Brian DePasquale: Reacted to "as one of few 20-
som..." with 👍
02:38:22 Linnea Berggren: Question about the minimum
setbacks on Lincoln road and codman road, 15 feet seems rather small,
and would change the characteristics of the road.
02:38:29 Lis Herbert: Count me as a resident who has zero
interest in any choice that hasn't emerged from the HCAWG.
02:38:33 Susan Hall Mygatt: Has the Town done an economic
study of the impact of the various alternatives on the Town tax base?
02:38:42 Sarah Postlethwait: Add more options to the ballot
and a completely separate question regarding if we support the mall at
25 UPA on the ballot.
02:39:03 Connie Ohlsten: Reacted to "Add more options to ..."
with 👍

02:39:14 Connie Ohlsten: Reacted to "Has the Town done an..."
with 👍

02:39:19 Kathleen Sullivan: Freelance public policy
"experts" do not speak for the majority of us. The Working Group has
done a decent job -- I don't agree with all their options. But we
don't need a free - for- all that inevitably will mean that a greater
proportion of new housing gets allocated to North Lincoln.

02:39:26 Peter Buchthal: Reacted to "Add more options to ..."
with 👍

02:39:38 Greg Haines: Reacted to "I'd like to echo the..."
with 👍

02:39:40 Connie Ohlsten: Reacted to "Question about the m..."
with 👍

02:39:42 Greg Haines: Reacted to "Please include a bal..."
with 👍

02:39:56 Sarah Postlethwait: Reacted to "Question about the
m..." with 👍

02:39:56 Connie Lewis: I think that Ken Hurd comment about
our moral

02:39:58 Greg Haines: Reacted to "In the name of democ..."
with 👍

02:40:05 Kathleen Sullivan: Reacted to as one of few 20-
som... with "👎"

02:40:10 Kathleen Sullivan: Reacted to I'd like to echo
the... with "👎"

02:40:15 Kathleen Sullivan: Reacted to Please include a
bal... with "👎"

02:40:19 Sarah Postlethwait: Reacted to "Regarding Ken
Hurd's..." with 👍

02:40:23 Kathleen Sullivan: Reacted to In the name of
democ... with "👎"

02:40:25 Maureen Devlin: Reacted to "Freelance public pol..."
with 👍

02:40:31 Kathleen Sullivan: Reacted to Regarding Ken
Hurd's... with "👎"

02:40:32 Andrew Pang: Reacted to "Freelance public pol..."
with 👍

02:40:36 Greg Haines: Reacted to "Add more options to ..."
with 👍

02:40:50 Connie Ohlsten: Reacted to "In the name of democ..."
with 👍

02:40:59 Kathleen Sullivan: Reacted to Add more options
to ... with "👎"

02:41:05 Diana Rice: Reacted to "I'd like to echo the..." with 👍

02:41:13 David Cuetos: It is simply not true that the number of modeled units is the maximum number of units built. There are many parcels which today have housing units which have 0 modeled units. The best example of this is Ryan Estate, which has 8 acres of land and 24 units. It would be rezoned to 144 units but the model spits out 0 units! How can anyone defend the accuracy of the model?

02:41:34 Sara Mattes: As there has been no large meeting to discuss and debate before tonight—SoTT was all presentation, when will we have an open discussion and debate? Now we have tonight, and now we are told that we will be asked to a very limited number of choices, with no "None of the Above," and then we are to vote on a final decision at Town Meeting. When will we honor our tradition of open debate? This is NOT about trying to limit, but to better plan. It is false to say that the "go slow" option is a "no change" option. Many in this meeting have not participated in developing inclusive affordable housing. Some of us have been working this on a long time. Let's continue on that path.

02:41:36 Andrew Ory: I really appreciate all the hard work on behalf of the town. What I don't understand is why we cannot include a few additional choices? This is a very big deal to the town and it wouldn't take much effort to include them. It appears to me that many folks are asking for this. Please consider including more choices for the good people of Lincoln to consider. Thank you!

02:41:36 Kathleen Sullivan: Removed a 👎 reaction from "as one of few 20-som..."

02:41:36 P & C Montie: I wonder why the HCAWG is afraid of information. The Residents for Housing Alternatives has members who are fluent in the model—and don't need to refer questions to a third party consultant. Consider them as thought partners—not adversaries. They are invested as much as any HCAWG member is in the future of this town. The town has more tools outside the HCA restrictions to achieve town goals than through it.

02:41:38 Phil Gnatowski: As a long-time resident of Lincoln Woods, I am rather concerned about the possibility of being given a mere 30-day notice of eviction in advance of any redevelopment, etc...

02:41:49 William Broughton: As a follow up to my question and the response given – I have no lack of trust or belief in RLF. I appreciate all that the RLF does. What I do have is a lack of trust in CIVICO (or any developer) and what they may do with the rest of the mall property once they are the owners of the entire property, after the "initial" development of the area contemplated. Will the guarantees/protections that Michelle mentioned in the sale continue that far down the road?

02:41:58 cynthia ferris: Thinking about North Lincoln and BFR. If they would agree to rezone– it could potentially create a vibrant center – mixed use with commercial viability –shops etc (North Lincoln) closely connected to multifamily housing (BRF). It would create a vibrant center for people who are living on that side of

town.

02:42:12 Peter Hussey: Thank you to the HCAWG members for their dedication and hard work. I thought that the answers they and RLF posted to the many questions raised were clear and compelling.

02:42:26 Sarah Postlethwait: Reacted to "It is simply not tru..." with 👍

02:42:31 Connie Ohlsten: Reacted to "As a follow up to my..." with 👍

02:42:38 Sarah Postlethwait: Reacted to "As there has been no..." with 👍

02:42:45 Sarah Postlethwait: Reacted to "I really appreciate ..." with 👍

02:42:46 Peter Buchthal: Reacted to "It is simply not tru..." with 👍

02:42:54 Sarah Postlethwait: Reacted to "I wonder why the HCA..." with 👍

02:43:03 Brian DePasquale: Reacted to "I really appreciate ..." with 👍

02:43:04 David Alperovitz: Reacted to "I wonder why the HCA..." with 👍

02:43:13 Kathleen Sullivan: Reacted to I really appreciate ... with "👎"

02:43:16 Connie Ohlsten: Reacted to "I wonder why the HCA..." with 👍

02:43:17 Andrew Ory: Reacted to "I really appreciate ..." with 👍

02:43:19 Andrew Ory: Removed a 👍 reaction from "I really appreciate ..."

02:43:23 Andrew Ory: Reacted to "I really appreciate ..." with 👍

02:43:23 Sara Mattes: It is clear the RLF does not respect or trust the town, and yet they ask us to trust them. I am saddened by all this.

02:43:26 Andrew Ory: Removed a 👍 reaction from "I really appreciate ..."

02:43:39 Kathleen Sullivan: Removed a 👎 reaction from "I'd like to echo the..."

02:43:40 Kathleen Sullivan: Removed a 👎 reaction from "Please include a bal..."

02:43:42 Kathleen Sullivan: Removed a 👎 reaction from "In the name of democ..."

02:43:45 Kathleen Sullivan: Removed a 👎 reaction from "Regarding Ken Hurd's..."

02:43:47 Kathleen Sullivan: Removed a 👎 reaction from "Add more options to ..."

02:43:49 Sarah Postlethwait: Reacted to "Thinking about North..." with 👍

02:43:55 Sara Mattes: Reacted to "I'd like to echo the..." with 👍

02:43:56 Kathleen Sullivan: Removed a 👎 reaction from "I really appreciate ..."

02:44:01 Connie Lewis: I will try again. I think Ken Hurd was right to raise the moral issue. We need to keep in mind always that this should be a consideration.

02:44:02 Sara Mattes: Reacted to "Please include a bal..." with 👍

02:44:23 ~~Kathleen Sullivan:~~ Reacted to I will try again. I ... with "👍" **This reaction was made by Annie Calhoun who used Kathleen's link to join.**

02:44:25 Lis Herbert: Reacted to "I will try again. I ..." with 👍

02:44:26 Richard Ohlsten: Given the existing commuter parking (next to Donelan's) and the resident commuter parking lot are included in the acreage for the re-zoning, what accommodations would be made for commuter parking near the train station?

02:44:27 Sarah Postlethwait: The modeled units are NOT the maximum units.

02:44:31 Connie Ohlsten: Reacted to "I really appreciate ..." with 👍

02:44:38 Peter Buchthal: 639 is the modeled capacity of Option C. NOT the maximum a developer could build.

02:44:40 Connie Ohlsten: Reacted to "As there has been no..." with 👍

02:44:43 Barbara Peskin: We can build housing outside of HCA

02:44:46 Sara Mattes: Reacted to "In the name of democ..." with 👍

02:44:48 Sarah Postlethwait: Reacted to "639 is the modeled c..." with 👍

02:44:53 Lis Herbert: Reacted to "Thank you to the HCA..." with 👍

02:44:56 Sara Mattes: Reacted to "Regarding Ken Hurd's..." with 👍

02:44:56 Barbara Peskin: We will not get Battle Road Farm or Lincoln Woods communities with HCA

02:44:58 BIJOY MISRA: The information given on the choices is incomplete to come to an informed decision. The potential of rezoning has to be fully modeled and presented for a vote.

02:44:59 P & C Montie: What is the guaranteed to number for each option?

02:45:14 Connie Ohlsten: Reacted to "It is simply not tru..." with 👍

02:45:16 Greg Haines: Are we doubly sure that there could be no more than 639 units built in Option C? This is not my understanding.

02:45:38 Barbara Peskin: So, it does make sense to meet the HCA mandate, not surpass it – then build our kind of communities outside of the HCA

02:45:40 Sara Mattes: Reacted to "Add more options to ..." with 👍

02:45:45 Lis Herbert: Reacted to "as one of few 20-som..." with 👍

02:45:51 P & C Montie: What is the guaranteed Max number build out for each option—not modeled number, but max number–guaranteed.

02:45:53 William Broughton: Reacted to "As there has been no..." with 👍

02:45:53 Linda Hammett Ory: I take issue with tying "morals" to which option we prefer. Nobody here has mentioned not fulfilling the guidelines of the Housing Choice Act. Rather, they would like to see more options to choose from.

02:45:56 Kathleen Sullivan: Reacted to Thank you to the HCA... with "👍"

02:46:01 Zoe Mueller: Replying to "It is simply not tru..."

I haven't looked into the particular parcel named, but do want to share two clarifications on this that might be helpful: (1) the model counts multifamily units which is defined as 3 or more units on a parcel, meaning that if the parcel can only support 1-2 units the model is not counting it towards multifamily capacity, and (2) there are many places with current development that would not be allowed to develop as they have under current environmental and regulatory constraints.

02:46:03 Barbara Peskin: It is misleading to say moral people would build out with HCA

02:46:20 Barbara Peskin: Some moral people want more BRF and Lincoln Woods type properties.

02:46:22 Stephanie Stathos: Can someone please share the site that The Lincoln Residents for Housing Alternatives has put together? Some may not know how to access it.

02:46:33 Sara Mattes: Reacted to "It is simply not tru..." with 👍

02:46:42 William Broughton: Reacted to "I'd like to echo the..." with 👍

02:46:42 ~~Kathleen Lomatoski~~: Reacted to "639 is the modeled c..." with 👍 **This comment was actually submitted by Annie Calhoun who had used Kathleen's link to join.**

02:46:45 ~~Kathleen Sullivan~~: As a member of the BRF **This comment was actually submitted by Annie Calhoun who had used Kathleen's link to join.**

Community since 1989 I cannot understand how you plan to add more units as we are surrounded by wetland, conservation land, easements that Lincoln North Owns and Indian Grave Yard. We have had major assessments paid to replace beams because it was built to close to wet lands. We have units flooding on a weekly basis. We now have to replace a septic system at \$20,000 assessment per unit. Lincoln really needs to keep affordable housing affordable. The traffic getting on 2A is already difficult. There is no sidewalk to the bus stop now after years of asking for one I hope we finally get one for people who try to take the bus for today and tomorrow... I do want more housing but I am not sure BRF is the right place with some of the issues we have right now.

02:46:47 William Broughton: Reacted to "Please include a bal..." with 👍

02:46:56 Sarah Postlethwait: Ryan estates has 0 modeled density according to the model. There are 24 units there now. Modeled units is NOT the maximum buildable.

02:46:56 William Broughton: Reacted to "In the name of democ..." with 👍

02:47:02 Barbara Peskin: People who are saying we should do our part for housing should think about how we can build apartments, not condos.

02:47:15 Connie Ohlsten: Reacted to "The information give..." with 👍

02:47:26 Sara Mattes: Reacted to "I really appreciate ..." with 👍

02:47:32 P & C Montie: Why make the choice in December 2023 when it's not due until Dec 2024?

02:47:36 David Cuetos: Replying to "It is simply not tru..."

Thank you for the clarification but it doesn't apply here. Ryan Estate has 24 multifamily units. There are no constraints that would limit building there (140 Lincoln Rd)

02:47:50 Connie Ohlsten: Reacted to "I take issue with ty..." with 👍

02:47:51 Andrew Ory: Reacted to "I take issue with ty..." with 👍

02:47:51 Sara Mattes: Reacted to "I wonder why the HCA..." with 👍

02:47:51 Sarah Postlethwait: Removed a 👍 reaction from "It is simply not tru..."

02:47:52 Sarah Postlethwait: Reacted to "It is simply not tru..." with 👍

02:47:55 William Broughton: Reacted to "I take issue with ty..." with 👍

02:47:56 Richard Ohlsten: Reacted to "The information

give..." with 👍

02:48:11 David Cuetos: Replying to "It is simply not tru..."

You are also missing the fact that none of the public land parcels count towards any units. We have 6 acres which would be zoned for 120 units and the model is giving us credit for 0.

02:48:22 Eben Holderness: Reacted to "I will try again.

I ..." with 👍

02:48:26 Kathleen Lomatoski: Reacted to "It is simply not

tru..." with 👍

02:48:32 Richard Ohlsten: Reacted to "I take issue with

ty..." with 👍

02:48:42 David Cuetos: Replying to "It is simply not tru..."

I humbly request that you clarify that your comment before stating that the modeled units are binding was wrong.

02:48:45 Connie Ohlsten: Reacted to "Why make the choice ..."

with 👍

02:48:45 Eben Holderness: Reacted to "It is clear the

RLF ..." with 👎

02:48:50 Barbara Peskin: The RLF could bring a proposal outside of HCA.

02:48:58 Andrew Ory: Reacted to "Why make the choice ..."

with 👍

02:49:11 Connie Ohlsten: Removed a 👍 reaction from "It is simply not tru..."

02:49:28 Beverly Mulcahy: Will people who live by the train honestly use it to travel instead of driving? It is not reliable, it's costly, and the routes are an hour or more apart. Has a study been done to see how many of those living near the tracks today currently use the train? Please slow down on this housing issue and offer more choices...

02:49:30 P & C Montie: Reacted to "I'd like to echo the..."

with 👍

02:49:35 P & C Montie: Reacted to "Please include a bal..."

with 👍

02:49:37 Richard Ohlsten: Reacted to "Why make the

choice ..." with 👍

02:49:44 Rob Ahlert: www.lincolnhca.org

02:49:45 Connie Ohlsten: Reacted to "Will people who live..."

with 👍

02:49:46 P & C Montie: Reacted to "In the name of democ..."

with 👍

02:49:48 Caleb Baker: Reacted to "Will people who live..."

with 👍

02:49:52 Karla Gravis: Reacted to "Will people who live..." with 👍

02:50:09 Richard Ohlsten: Reacted to "Will people who live..." with 👍

02:50:15 Sarah Postlethwait: Reacted to "www.lincolnhca.org" with 👍

02:50:20 William Broughton: Reacted to "Will people who live..." with 👍

02:50:22 Louise Bergeron: Reacted to "In the name of democ..." with 👍

02:50:27 William Broughton: Reacted to "www.lincolnhca.org" with 👍

02:50:30 Sara Mattes: Can the RLF create a solid guarantee that the plans produced will be built and cannot be changed? Once the property is rezoned under the HCA, and then sold can't the new property owner redevelop as they see fit. We have been told repeatedly that housing is more lucrative than retail, so retail can be converted, can it not?

02:50:30 Stephanie Stathos: Reacted to "www.lincolnhca.org" with 👍

02:50:34 Louise Bergeron: Reacted to "In the name of democ..." with 👍

02:50:48 ~~Kathleen Sullivan~~: Reacted to "as one of few 20-som..." with 👍 **This comment was actually submitted by Annie Calhoun who had used Kathleen's link to join.**

02:51:00 Caleb Baker: Reacted to "Can the RLF create a..." with 👍

02:51:03 Louise Bergeron: Reacted to "As there has been no..." with 👍

02:51:14 Zoe Mueller: Replying to "It is simply not tru..."

The vast majority of the constraints that lead to the modeled multifamily unit capacity are legally binding. However, the modeled multifamily unit capacity itself is not a legally binding constraint, but rather a reflection of other constraints. I hope that helps.

02:51:16 Barbara Peskin: There should be an additional choice and an option for no or do the straw vote later.

02:51:17 Sarah Postlethwait: Reacted to "Will people who live..." with 👍

02:51:21 P & C Montie: 90% market rate (\$4000/month)? How is that helping the housing crisis of which Ken speaks?

02:51:27 Sarah Postlethwait: Reacted to "The RLF could bring ..." with 👍

02:51:32 Louise Bergeron: Reacted to "I wonder why the HCA..." with 👍

02:51:33 Connie Ohlsten: Reacted to "90% market rate (\$40..."

with 👍
02:51:35 William Broughton: Reacted to "90% market rate (\$40..." with 👍
02:51:37 Brad Vettraino: Reacted to "90% market rate (\$40..." with 👍
02:51:40 Diana Rice: Reacted to "90% market rate (\$40..." with 👍
02:51:40 John Mendelson: More choices that don't offer any potential to add units are nothing more than saying we only want to comply with the HCA but we don't care about the crisis.
02:51:41 Gail O'Keefe: Reacted to "As a follow up to my..." with 👍
02:51:44 Kathleen Lomatoski: Reacted to "90% market rate (\$40..." with 👍
02:51:44 David Cuetos: Replying to "It is simply not tru..."

Not true. The model does not take into account any specific constraints. It does not even taken into account specific setbacks.
02:51:45 Barbara Peskin: Can Michelle speak to why they can't propose the changes outside of HCA at the same Town Meeting?
02:51:53 William Broughton: Reacted to "Can the RLF create a..." with 👍
02:51:53 P & C Montie: Reacted to "Add more options to ..." with 👍
02:51:56 Sarah Postlethwait: Reacted to "Can Michelle speak t..." with 👍
02:51:59 Carl Angiolillo: Reacted to More choices that do... with "👍"
02:52:01 Richard Ohlsten: Reacted to "90% market rate (\$40..." with 👍
02:52:01 Eben Holderness: Reacted to "90% market rate (\$40..." with 👍
02:52:15 Barbara Peskin: Sorry can Michelle, member of RLF, speak to why the Mall proposal can't be a separate vote?
02:52:19 Lis Herbert: Reacted to "Can Michelle speak t..." with 👍
02:52:22 David Cuetos: Replying to "It is simply not tru..."

The model is completely inaccurate for parcels with significant wetlands presence. We have a lot of parcels like that in our district.
02:52:27 Barbara Peskin: Mall separate from HCA
02:52:41 Stephanie Stathos: Reacted to "Mall separate from H..." with 👍
02:52:43 Louise Bergeron: Reacted to "Why make the choice ..." with 👍

02:52:49 Louise Bergeron: Reacted to "The RLF could
bring ..." with 👍
02:52:58 Lis Herbert: Reacted to "More choices that do..."
with 👍
02:53:00 John Mendelson: Replying to "90% market rate (\$40..."

This is due to the fact that there is a region-wide housing crisis, ie less supply than demand. Thus the state mandated HCA.

02:53:05 P & C Montie: <https://sites.google.com/lincolnresidentsforhousingalternatives.org/info/home>

02:53:15 Greg Haines: Michelle said that the mission of the RLF is to "preserve Lincoln's rural character". I wholeheartedly support this mission, and I'm confused about why we are moving away from that now. There are hundreds of towns in Eastern Massachusetts with shopping plazas, restaurants, and condos, but very few with miles of trails, country roads for biking and running, and farms to provide local food. Why do we want to undo decades of rural land management and make Lincoln developed like everywhere else?

02:53:23 Lis Herbert: Reacted to "This is due to the f..."
with 👍

02:53:26 Carl Angiolillo: Reacted to This is due to the
f... with "👍"

02:53:30 Barbara Peskin: Reacted to "www.lincolnhca.org" with
👍

02:53:39 Brad Vettraino: Reacted to "Michelle said that t..."
with 👍

02:53:49 Kathleen Lomatoski: Reacted to "Michelle said that
t..." with 👍

02:54:04 Barbara Peskin: <http://lincolnhca.org/>

02:54:04 Sarah Postlethwait: Reacted to "https://
sites.google..." with 👍

02:54:10 Louise Bergeron: Reacted to "It is simply not
tru..." with 👍

02:54:18 John Mendelson: Replying to "Michelle said that t..."

But this is not what will happen. The 40% of our land that is preserved in perpetuity will not change. This will not undo anything.

02:54:23 Peter Buchthal: Replying to "Can the RLF create a..."

RLF is free to put whatever restrictions in their deed including percentage affordable at 15 to 25% instead of 10%. So, we should ask RLF to include all of the constraints we value.

02:54:31 Sarah Postlethwait: Reacted to "Michelle said that
t..." with 👍

02:54:39 Connie Ohlsten: Reacted to "Michelle said that t..."
with 👍

02:54:40 Tony Liepert: Decouple the RLF parcel from HCA
02:54:51 Barbara Peskin: If the Mall plans are up in the air -
why not pull it out of HCA and let them propose outside of HCA
02:54:55 Gail O'Keefe: Reacted to "I really appreciate ..."
with 👍
02:54:56 William Broughton: Reacted to "Michelle said that
t..." with 👍
02:55:01 Lis Herbert: Reacted to "But this is not what..."
with 👍
02:55:09 Gail O'Keefe: Reacted to "As there has been no..."
with 👍
02:55:14 Sara Mattes: There is nothing about the spirit of
the HCA that is about affordable housing. It is a ruse. The limit of
affordability to 10% says it all. We shouldn't be duped. We should
use it as a prompt to do our own thing...fond better ways. RE zone, on
our own, as Jeff has suggested.
02:55:15 Barbara Peskin: Reacted to "Decouple the RLF par..."
with 👍
02:55:15 Zoe Mueller: Replying to "It is simply not tru..."

I agree that the wetlands complicate things considerably in Lincoln.
The vast majority (85%) of 140 Lincoln is excluded land. When you
impose the other constraints on top of that (20% open space to account
for setbacks, parking area) it does not enough remaining area for a
viable building footprint according to the model parameters.

02:55:20 Barbara Peskin: Reacted to "It is simply not tru..."
with 👍
02:55:31 John Mendelson: Replying to "Can the RLF create a..."

They have already said they plan to do so.

02:55:33 Caleb Baker: Sorry my phone didn't unmute: My
question is do the 145 units that count towards HCA 25% of what can
count (because they are part of mixed use) or 25% of the total HCA ie
will 580 units need to be built at the mall for 145 to count towards
HCA or 145 total? Second, how tall would a building be with that
number of units plus parking?

02:55:36 Barbara Peskin: Reacted to "There is nothing abo..."
with 👍

02:55:38 Barbara Peskin: Removed a 👍 reaction from "Decouple
the RLF par..."

02:55:41 Barbara Peskin: Reacted to "Decouple the RLF par..."
with 👍

02:55:43 Richard Ohlsten: Reacted to "There is nothing
abo..." with 👍

02:55:43 Lis Herbert: Replying to "If the Mall plans ar..."

Because including it in the HCA allows the town to count 125 units

towards the total

02:56:02 David Cuetos: Replying to "It is simply not tru..."

That's what the model says, but it's not a realistic representation of reality. it is obvious that a lot more than the 24 current units could be built on 140 Lincoln Rd.

02:56:06 Barbara Peskin: Replying to "Can the RLF create a..."

Why doesn't RLF put in the proposal outside of HCA?

02:56:09 Richard Ohlsten: Reacted to "Michelle said that t..." with 👍

02:56:15 Barbara Peskin: Reacted to "That's what the mode..."

with 👍

02:56:27 Lis Herbert: Replying to "Decouple the RLF par..."

Decoupling would mean an additional 125 units

02:56:32 Barbara Peskin: Reacted to "Michelle said that t..."

with 👍

02:56:41 Barbara Peskin: Reacted to "https://sites.google..."

with 👍

02:56:51 David Cuetos: Replying to "It is simply not tru..."

The model actually thinks that up to 58 units per acre can be built on upland. If we take that as a given and 140 Lincoln Rd is combined with its neighboring parcels, the full 144 units it is zoned for could be built.

02:56:51 Karla Gravis: Replying to "Decouple the RLF par..."

Options D2-D3 do not need the mall units

02:57:22 Lis Herbert: Replying to "Michelle said that t..."

Yes – and dispersing the allowance will make Lincoln feel less rural, and more suburban.

02:57:41 Barbara Peskin: Replying to "More choices that do..."

@John Mendelson lets make an opportunity for Lincoln Woods and Battle Road Farm – HCA will block those kinds of development. We want affordable housing not condos.

02:57:58 Sara Mattes: What is the largest grant a small town has ever gotten in grants? MassWorks will NOT foot the entire bill for the water line. How much can we expect to get?

02:58:10 Maureen Malin: Reacted to "Michelle said that t..."

with 👍

02:58:25 Barbara Peskin: Replying to "More choices that do..."

Housing can be zoned outside of HCA, too and better. We can meet the HCA mandate and have good new affordable housing in two separate zoning proposals.

02:58:32 John Mendelson: Replying to "Some moral people wa..."

And this might very well help us get them, Barbara. If we go for one of the E choices, we certainly will not.

02:58:33 Maureen Malin: Reacted to "Decouple the RLF par..." with 👍

02:58:37 Priscilla Kern: Can we have a list of State grants and what they have provided for the town in the last 5 years? Ed Kern

02:58:43 Jeffrey Lukowsky: To me the overriding concern is risk exposure vs. anticipated rewards; by my calculations, the Town is exposing itself to unnecessary risk when it is not necessary to do so. Don't put up 36 parcels at once given so many unknowns concerning the Town's ability to control density, wetland setbacks, stormwater infrastructure, etc. It is unclear whether the Town center can even support such high density given climate change and anticipated future water levels without 10's of millions of dollars in stormwater and road infrastructure-- which developers will come back to us to fund. It's not NIMBY; it's managing risk so that the Town doesn't wind up like so many other towns in our situation that found themselves with horrible Town centers with multiple infrastructure issues. Going more carefully does not equal redlining!

02:58:46 Barbara Peskin: Just a reminder to all we can put in rezoning proposals outside of the HCA at any time.

02:59:01 Maureen Malin: Reacted to "It is simply not tru..." with 👍

02:59:02 John Mendelson: Replying to "Can someone please s..."

<https://sites.google.com/lincolnresidentsforhousingalternatives.org/info/home>

02:59:03 Jeff Birchby: Replying to "Just a reminder to a..."

It feels like some people don't trust this.

02:59:12 Jeff Birchby: Replying to "Just a reminder to a..."

Which is a shame.

02:59:26 Lis Herbert: Replying to "Some moral people wa..."

Barbara would you be in favor of a 25% or higher minimum of affordable housing near Lincoln Station??

02:59:41 Barbara Peskin: Replying to "Just a reminder to a..."

Jeff Birchby - thanks for your comments tonight.

02:59:46 Maureen Malin: Reacted to "Can the RLF create a..." with 👍

02:59:48 Jeff Birchby: Reacted to "Jeff Birchby - thank..."

with ❤️

02:59:54 John Mendelson: Replying to "More choices that do..."

@Barbara Peskin It will not. The town has a demonstrated track record

of working with private developers to increase the percentage of affordable housing in the past and has pledged to do so in the future.

02:59:54 Barbara Peskin: How long has the Town considered rezoning Codman Road?

03:00:10 Barbara Peskin: Major change there – when was the first year rezoning Codman Road came up?

03:00:14 Karla Gravis: If anyone has questions on the model, please reach out to me karlagravis@gmail.com

03:00:14 P & C Montie: Replying to "90% market rate (\$40..."

When I do a quick search on Zillow, there are tons of open rentals. Zillow lists 18 "market rate" units in Wayland alone in a similar developer type complex. It's about affordability. The trickle down approach isn't going to work. I see around 7000 rentals—some buildings with multiple vacancies in Boston, Cambridge, Watertown, Arlington, Newton... Its affordability—not market pressures.

03:00:33 Barbara Peskin: Codman Road could be rezoned outside of HCA if that is what the town residents wanted.

03:00:35 Richard Ohlsten: Removed a 👍 reaction from "90% market rate (\$40..."

03:00:36 Richard Ohlsten: Reacted to "90% market rate (\$40..." with 👍

03:00:37 Richard Ohlsten: Removed a 👍 reaction from "90% market rate (\$40..."

03:00:37 Connie Ohlsten: Reacted to "Can the RLF create a..." with 👍

03:00:38 Maureen Malin: Reacted to "There is nothing abo..." with 👍

03:00:39 Jeff Birchby: Replying to "How long has the Tow..."

Most of it wasn't even included in the lego's that make up the slides still...

03:00:39 Richard Ohlsten: Reacted to "90% market rate (\$40..." with 👍

03:00:40 Barbara Peskin: Please listen to your residents.

03:00:44 Lis Herbert: Replying to "Just a reminder to a..."

We can, but no developer – especially one looking to build a meaningful number of affordable units – will ever go to town meeting for an up or down vote.

03:00:52 Jeff Birchby: Replying to "How long has the Tow..."

However, it could make those properties much more valuable.

03:00:53 Katherine McVety: I have a question about grant eligibility, which seems to be a driving force. My understanding is that is if we accept HCA, we can apply for grants, that a grant may or may not be approved, and would only be a percentage of the cost of a project. Has anyone looked at the potential increase in the projects

and services we may need when we have an increase in housing density and population? Is it possible that even with grant eligibility, we may end up with greater costs to the town?

03:01:02 William Broughton: Reacted to "When I do a quick se..." with 👍

03:01:08 David Alperovitz: Reacted to "When I do a quick se..." with 👍

03:01:09 Scott Clary: Reacted to 90% market rate (\$40... with "👍"

03:01:16 Maureen Malin: Reacted to "Mall separate from H..." with 👍

03:01:19 Louise Bergeron: Reacted to "When I do a quick se..." with 👍

03:01:20 Barbara Peskin: When do you put in the parking meter and parking control plans?

03:01:29 Gail O'Keefe: Reacted to "Michelle said that t..." with 👍

03:01:38 Sarah Postlethwait: Reacted to "90% market rate (\$40..." with 👍

03:01:42 John Mendelson: Replying to "90% market rate (\$40..."

Well below 10% availability overall which is a benchmark for a healthy housing market.

03:01:42 Lis Herbert: Replying to "More choices that do..."

It has a limited track record.

03:01:43 Karla Gravis: Replying to "I have a question ab..."

The grants only cover 50% of a project.

03:01:52 Sarah Postlethwait: Reacted to "When I do a quick se..." with 👍

03:02:05 Barbara Peskin: We don't have to worry about complying if we go with E1 and proposals that meet the mandate

03:02:15 Connie Ohlsten: 90

03:02:17 John Mendelson: Replying to "I have a question ab..."

Public/private partnerships are a great way to encourage progress.

03:02:19 Barbara Peskin: We could make this easy with the right choice.

03:02:33 Barbara Peskin: HCAWG is surpassing the mandate with 39 parcels - why?

03:02:37 P & C Montie: Is the consultant neutral?

03:02:41 Barbara Peskin: Meet the mandate and then make other rezoning plans.

03:02:46 John Mendelson: Replying to "We could make this e..."

Disagree. It is clear that there are a range of motivations driving

opposition.

03:02:50 Andrew Ory: Reacted to "90% market rate (\$40..."

with 👍

03:02:54 Barbara Peskin: The consultant is paid by HCAWG, no?

03:02:55 Louise Bergeron: Reacted to "Can the RLF create

a..." with 👍

03:03:11 Louise Bergeron: Reacted to "Decouple the RLF

par..." with 👍

03:03:21 John Mendelson: Replying to "The consultant is pa..."

Paid by the town. Paid by you, the taxpayer.

03:03:21 Louise Bergeron: Removed a 👍 reaction from "It is simply not tru..."

03:03:33 Louise Bergeron: Reacted to "I'd like to echo

the..." with 👍

03:03:35 Rob Ahlert: 635 units is still huge

03:03:36 Barbara Peskin: Moral people believe we should zone outside of HCA for Lincoln Woods type communities

03:03:39 John Mendelson: Replying to "Is the consultant ne..."

They are paid for by the town.

03:03:53 John Mendelson: Replying to "Moral people believe..."

How?

03:04:01 Susan Hall Mygatt: Replying to "The consultant is pa..."

I thought the town got a grant for the consultant

03:04:13 Greg Haines: Reacted to "It is simply not tru..."

with 👍

03:04:27 Greg Haines: Reacted to "That's what the mode..."

with 👍

03:04:31 Barbara Peskin: Why even have this conversation? Meet the mandate. Build housing outside of HCA

03:04:36 John Mendelson: Replying to "Moral people believe..."

I'd love to hear some viable zoning proposals that would actually allow new, multifamily developments to occur.

03:04:42 P & C Montie: Replying to "90% market rate (\$40..."

Ah... trickle down economics – yes... It works for some people who have the resources to wait things out

03:04:43 Sara Mattes: Replying to "More choices that do..."

That is absolutely false. We have a lengthy track record, and has been a model for other parts of the country. (I was just reading a report from UC Berkley about our leadership) As Jeff has suggested, we can do something better than the HCA offers. We have stepped up in creative ways before. Let's reengage in that, not be limited by the

HCA. And, by the way, condos can be affordable—look at some units in Boston. One of the goals is to help folks build generational wealth—rental units don't do that. We were able to do that at Battle Road Farm and in the early Lincoln Woods model. Those were truly progressive.

03:04:49 Louise Bergeron: Reacted to "The information give..." with 👍

03:04:51 Barbara Peskin: Sorry, meet the mandate then change zoning outside of HCA with Town desires.

03:05:10 Louise Bergeron: Removed a 👍 reaction from "Why make the choice ..."

03:05:14 Louise Bergeron: Reacted to "Why make the choice ..." with 👍

03:05:28 Louise Bergeron: Reacted to "Will people who live..." with 👍

03:05:33 Barbara Peskin: Replying to "More choices that do..."

Building condos is not solving a crisis.

03:05:42 Connie Ohlsten: If newly rezoned areas are built with 90% luxury housing, I don't see how this makes Lincoln more affordable or welcoming. Also, let's be proud of the amount of multi family, high density housing we already have in Lincoln and take credit for that in the HCA options.

03:05:45 Louise Bergeron: Reacted to "Mall separate from H..." with 👍

03:05:54 Barbara Peskin: Reacted to "If newly rezoned are..." with 👍

03:05:56 Jeffrey Lukowsky: Reacted to If newly rezoned are... with "👍"

03:05:56 Sarah Postlethwait: Reacted to "If newly rezoned are..." with 👍

03:05:57 Richard Ohlsten: Reacted to "If newly rezoned are..." with 👍

03:06:11 William Broughton: Reacted to "If newly rezoned are..." with 👍

03:06:11 Stephanie Stathos: Reacted to "If newly rezoned are..." with 👍

03:06:11 Andrew Pang: Replying to "The consultant is pa..."
The consultants are experts hired to support the HCAWG with understanding and modeling. The implication that they are paid to justify any preconceived outcome is offensive. They are professionals who work in this area all the time and have ethical standards.

03:06:13 Louise Bergeron: Reacted to "It is simply not tru..." with 👍

03:06:23 Karla Gravis: Laurie, would be happy to talk about the model (karlagravis@gmail.com)

03:06:35 Beverly Mulcahy: Reacted to "Why make the choice ..." with 👍

03:06:36 Sue Wolff: I appreciate the work that everyone had done, and the complexity of issues. I am concerned that the shift of burden to Battle Road Farm and Lincoln North have not been given the attention that they merit. There are complex issues that are relevant to the properties and residents in these areas, including adverse impacts of being next to the airport and absence of safe streets and accessibility to the Lincoln Road corridor. Some of this is noted in https://www.lincolntown.org/DocumentCenter/View/78756/COMPLETE-STREETS-PRIORITIZATION-PLAN-DRAFT_01202023_EDITED_FINAL