

TOWN OF LINCOLN

Lincoln Town Offices
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Jim Hutchinson, Chair
Kim Bodnar
Jennifer Glass
Select Board

November 16, 2023

Dear fellow residents of Lincoln –

We hope you will join us for Town Meeting at the Lincoln School Auditorium at 9:30 a.m., Saturday, December 2nd to vote on two important project proposals, general descriptions of which are contained in the enclosed Town Meeting Warrant.

A Community Center for Lincoln

First, voters will be asked to select a preferred Community Center design concept and budget. The preferred option will move forward in the conceptual design process and be presented for a project funding vote next March. The Community Center Building Committee (CCBC), in partnership with ICON Architects our project planners, has been hard at work for the past year confirming the program needs of the Council on Aging, the Parks and Recreation Department, and the Lincoln Extended Activities Program (LEAP), consulting with other key stakeholders including the Lincoln Schools, evaluating site plan alternatives, parking plans, play space needs, opportunities to repurpose existing spaces, and providing ongoing opportunities for resident feedback and input throughout the process. As directed by the November 2022 vote of Town Meeting, CCBC's planning process has resulted in three concepts and price point options. On December 2nd, CCBC will review the three concepts, explain the perceived tradeoffs between them including price and tax impact, and facilitate a voting process to arrive at a consensus choice. This final concept will then be refined and presented to the community for a two-part funding vote, the first of which will occur during the March 23rd Annual Town Meeting, and the second as a ballot vote during the March 25th Annual Town Election. A summary of the project choices is enclosed along with an explanation of the voting process. More detailed information about the concepts, the process, and the project history can be found on our website:

www.lincolncommunitycenter.com.

Proposal to Expand The Commons Continuing Care Community

Second, New England Life Planned Communities Corp. (NELPC)/The Commons, the new owners of The Commons, will present its proposal for a zoning amendment that would permit the addition of 28 independent living units and associated parking. The initial zoning for The Commons was approved as an overlay district by Town Meeting in November of 2006, and was subsequently amended in March of 2013 to permit the addition of assisted living and nursing care units. The Planning Board will be conducting a public hearing on the proposal on November 21, 2023, at 7:00 p.m. The hearing will be conducted via zoom providing the opportunity for remote participation.

<https://us06web.zoom.us/j/82013029874?pwd=9XI0DfaKlaGZaWCykxtB6542q84fZX.1>

Meeting ID: 820 1302 9874; Passcode: 343018



The project proponents sent out a town-wide mailing explaining their proposal. The mailer and the complete project application can be found on the Planning Board's website at <https://www.lincolntown.org/1480/Special-Town-Meeting-December-2-2023>



Housing Choice Act Zoning

Third, for the past year, the Housing Choice Act Working Group has been developing a range of zoning options that would bring Lincoln into compliance with the 2021 Massachusetts Housing Choice Act. Under the law, Lincoln is designated as a commuter rail community and, as such, must rezone at least 42 acres to allow multi-family housing as a "by right" use of the land (multi-family is defined as being 3 or more units of housing). The goal of the law is to focus on rezoning areas with access to public transportation and amenities, and the discussion dovetails with decades of planning and thought about how to support our commercial center near the MBTA train station. Public feedback over the past six months has shaped a range of options for compliance. At the Special Town Meeting, the Housing Choice Act Working Group will review the options and facilitate a voting process to arrive at a choice with majority support. This option will then be presented to the community for a vote at the March 23, 2024, Annual Town Meeting. Compliance with the law will ensure that Lincoln remains eligible for state grants and funding that are important to current and future town initiatives. More detailed information about the options and about the Housing Choice Act Working Group can be found on the Town website: <https://www.lincolntown.org/1327/Housing-Choice-Act-Working-Group>

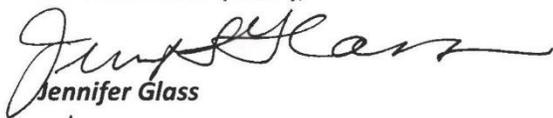


The Community Center planning process has been ongoing for more than a decade. Your vote on December 2nd will determine the form in which the project proceeds. The proposed expansion of The Commons is of particular concern to its residents but is also of town-wide significance. The Housing Choice Working Group's zoning proposals for the Village Center and for Housing Choice Act compliance provide voters with a range of zoning strategies designed to help revitalize the Village Center, maintain access to a variety of state funding programs, and create a framework for gradual housing expansion over time. We urge all residents to attend, listen to the presentations, ask questions, participate in the deliberations, and help decide the future of these three important initiatives.

Thank you.



Jim Hutchinson (Chair),



Jennifer Glass



**Kim Bodnar
Select Board**



**Sarah Cannon Holden
Town Moderator**