

Planning Board Update

State of the Town

December 7th, 2024

Housing Choice Act

AG and EOHLC
approvals

No applications

Spring Town Meeting

Floodplain Bylaw

- FEMA has updated its flood maps and its bylaw requirements
- Update required for residents to qualify for flood insurance
- Draft Bylaw can be found here:

www.lincolntown.org/DocumentCenter/View/97948/Lincoln-Floodplain-Bylaw-Draft-09162024

Accessory Dwelling Units

- Modify zoning for consistency with new state law
 - The law is effective Sunday, February 2, 2025.
 - Requirements inconsistent with state law will be unenforceable

ADUs: Comparison

	Lincoln Existing Zoning	New State Law
Size	1200 sq feet	900 square feet
Lot Size	40,000 sq feet	No minimum for ADUs added to existing developed properties with an existing main dwelling unit
Special Permit?	In main building: None Separate building: special permit from ZBA	None
Owner Occupancy	Required	NOT required
Parking	1 parking spot required	None if within ½ mile of train station No more than 1 otherwise
Other regulation	<ul style="list-style-type: none"> • Height & setback requirements • Site Plan Review • Wetlands Protection & Stormwater bylaws. • Demolition Delay Bylaw • Title V Septic Bylaw 	All existing regulations not listed above apply

Lincoln ADU History

Pre-2021:

- Special Permit required
- Building with apartment must be at least 10 years old

2021 – 11 new apartments in previous 5 years (approximately 2 a year)

2021 Zoning Changes

- Removed requirement that the building in which the apartment is located must be at least 10 years old
- Placed a cap of 5% of housing units per the Federal Census – 2020 Federal Census is 2771 housing units
- Established a 7 day minimum rental period

2023 Zoning Changes

- Allowed apartments within the primary structure by right
- Special permit from the ZBA still required for detached apartments
- Added prohibition of split ownership (ADUs may not be condos)
- Required one parking space per apartment

2021 –2024 11 new apartments added (2.75/year)

Proposed Zoning Amendment: Two-Tiered System

ADUs up to 900 sq feet: Mirror State Requirements

- By right both as accessory buildings and in the main building
- No minimum lot size (must have a main dwelling unit)
- No owner occupancy
- Parking not required within ½ mile of the train station
 - 1 parking spot required elsewhere

ADUs between 900 sq feet and 1200 sq feet: No Change to Requirements

Remove Cap in Zoning

- Current bylaw caps ADUs at 5% the Federal Census
- 2771 existing housing units = 138 ADUs allowed under zoning, we currently have 80