

TOWN OF LINCOLN PLANNING BOARD

Notice of Public Hearing for Changes to the Zoning Bylaw

Hybrid meeting pursuant to Governor Healey's signing of a supplemental budget bill which, among other things extended remote meeting authorization to March 31, 2025. This meeting of the Planning Board will be conducted in Hybrid format.

In accordance with the provisions of MGL, Chapter 40A, Section 5, the Lincoln Planning Board will hold a public hearing on **Tuesday February 25, 2025, at 7:01 PM**, to review the following proposed changes to the Lincoln Zoning Bylaw:

To Amend the Town's Zoning Bylaw as follows:

To see if the Town will vote to amend section 14.3.1 Definitions of an Accessory Apartment and an Affordable Accessory Apartment to not conflict with the State's new definition of an Accessory Dwelling Unit and to amend section 14.3.2 to remove the cap on the allowable number of Accessory Apartments.

To see if the Town will vote to add a new section 14.4 Accessory Dwelling Units to comply with the new Affordable Homes Act, Sections 7 & 8 and the accompanying regulations Section 760 CMR 71.00 which allow Accessory Dwelling Units as defined in the Act as "not larger in Gross Floor Area than ½ of the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller," by right in a Single Family Residential District including additional restrictions as set forth in the Bylaw section.

To see if the Town will vote to amend section 14.5 Development Bonus to change the referenced Section "14.4" to "14.5".

To see if the Town will vote to amend sections 14.3.4 Affordable Accessory Apartments and 14.6 Inclusionary Housing to change "Department of Housing and Community Development ("DHCD") to the Executive Office of Housing and Livable Communities ("EOHLC") throughout.

And further that non-substantive changes to the numbering of this bylaw be permitted to comply with the numbering format of the Town of Lincoln Zoning Bylaw.

Details of the proposed changes are available in the Planning Department, Town Offices, 16 Lincoln Road, Lincoln, Massachusetts, between 9:00am and 4:00pm, Monday through Friday. This information can also be found on the Town's website at lincolntown.org/252/Planning. 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