

SELECT BOARD NEWS

The newsletter of the Lincoln, Massachusetts Select Board

Annual Town Meeting: Saturday, March 29 @ 9:30am (sharp!)

Donaldson Auditorium/Todd Lecture Hall, Lincoln School

Visit <https://www.lincolntown.org/1538/2025-Annual-Town-Meeting> for documents and info!

Annual Town Election: Monday, March 31 @ 7:30am - 8:00pm

Voting in the Reed Gym @ the Lincoln School

Early Voting by Mail will begin in early March.

Early Voting in Person: Saturday, March 22 and Monday - Thursday; 10am - 3pm each day.

FROM THE MODERATOR

On **Saturday, March 29, 2025 at 9:30 am**, we will gather at the Lincoln School in the warmth of community at our Annual Town Meeting. After the extreme cold and icy driveways of February, I look forward to that day. **The doors will open at 8:30 am and the meeting will begin promptly at 9:30 am! You will receive the Warrant Booklet in the mail, please bring it with you. Early in the meeting there will be some fun moments and surprises for us all to enjoy. Don't miss the clicker demonstration and more – arrive early!**

In the pages that follow, you will see previews of many of the articles that will come before us. I urge you to become familiar with them, so you are ready to discuss them and vote at Town Meeting. **Please visit the Town Meeting web page to find links to meeting recordings and additional information about the articles** (see above).

The **Girl Scouts will provide coffee and treats**, and the **Twisted Tree is providing lunch – you can bring your own!** I plan to take a 45-minute lunch break starting sometime between 12:00 and 1:00 pm.

Finally, the Town Meeting Study Committee (TMSC) has been meeting to ponder Town Meeting procedures and bylaws, and possible adjustments to them. Together with Town boards and committees, at this year's Meeting I will implement some of the adjustments that we hope will clarify procedures and add to efficiency. I/We welcome your observations and feedback. Next fall, the Study Committee will submit its recommendations to the Select Board.

I look forward to seeing you on the 29th, and please vote in Town Elections on or before March 31st as there are contested races!

- Sarah Cannon Holden, Town Moderator

FROM THE SELECT BOARD

A review of current Town Meeting practices and opportunities for positive change continue to be a focus of the Select Board, Town Moderator, and the Town Meeting Study Committee (TMSC), which began its work in November 2024. The TMSC will present Articles 3 and 4 to introduce the use of “clickers” at this year’s Town Meeting and to propose a bylaw change that would add them as a voting option going forward.

Another important area of discussion is the Planning Board presentation of Articles 31 - 33. These articles amend the Zoning Bylaws by: 1) Creating a new section for Accessory Dwelling Units in order to comply with state law, 2) Amending the existing Accessory Apartment section with non-substantive changes for consistency and clarity, and 3) Replacing the current Flood Plain bylaw with updated maps and text to maintain residents’ access to Federal Flood Insurance. As always, we will have clear and thoughtful presentations from the Finance, Capital, and Community Preservation Act Committees on our budgets and proposed projects.

We continue to be focused on the Community Center, and look forward to construction beginning this summer! And, as we navigate changes in state and federal laws, we remain committed to the important work of our *all* our Town boards and committees.

Finally, a heartfelt thank you to our Town Staff and volunteers for their diligent preparation for Town Meeting, and thank you to our residents for your engagement and participation! Please set time aside to attend the Saturday, March 29th Annual Town Meeting and be sure to vote in our local elections on Monday, March 31st between 7:30am-8:00pm in the Lincoln School’s Reed (Middle School) Gym. We are grateful for the opportunity to serve this community and look forward to seeing you at Town Meeting! – *Kim, Jennifer, and Jim*

ARTICLE # 3 “CLICKER” DEMONSTRATION – SIMPLE MAJORITY VOTE

Article 3 asks voters to allow a fun, non-business demonstration of how the “clicker” technology would work at Town Meeting. *We encourage you to get to the meeting on time in order to participate!* Later, article 30 is a vote to hear a report from the Town Meeting Study Committee.

ARTICLE #4: TOWN MEETING BYLAW AMENDMENT – SIMPLE MAJORITY VOTE

Article 4 is a proposed bylaw change that will allow electronic clickers to be one of the tools available to the Town Moderator for counting votes. All the current voting methods (voice vote, show of hands, standing count) remain available to the Moderator to use at their discretion.

TOWN MEETING LOGISTICS

- ✔ **Check-in begins at 8:30 am.**
 - ◆ VISIT TABLES SET UP BY LINCOLN BOARDS & ORGANIZATIONS!
- ✔ **TOWN MEETING BEGINS PROMPTLY AT 9:30 AM!!!**
- ✔ **MEETING LOCATION:**
 - ◆ DONALDSON AUDITORIUM/TODD LECTURE HALL, LINCOLN SCHOOL, BALLFIELD ROAD
 - ◆ CONTACT PEGGY ELDER AT ELDERP@LINCOLNTOWN.ORG IF YOU REQUIRE A SPECIAL ACCOMMODATION IN ORDER TO ATTEND.
- ✔ **There will be a 45-minute lunch break in the school Dining Commons.**
 - ◆ PURCHASE LUNCH FROM TWISTED TREE - MENU AND PRICE WILL BE ANNOUNCED
 - ◆ BRING YOUR OWN!

If your Town Board/Committee or community organization would like to have a table at Town Meeting, please contact Peggy Elder at elderp@lincolntown.org by NOON on Friday, March 21st!

CONSENT CALENDAR: ARTICLES #5 - #20

WHAT IS THE CONSENT CALENDAR?

To speed up Town Meeting, the Consent Calendar is a set of articles that the Town Moderator has chosen, due to their relatively routine or non-controversial subject matter, to be voted on together in one motion.

Although the articles are brought together in one motion, if any voter wishes to hear more information about a particular article, they can ask for it to be "held out." The Moderator will ask voters who wish to hold out an article to raise their hand and say "I would like to hold out Article #X."

All the remaining articles will be voted on together, and the Moderator will proceed in numerical order with the articles that were held out. *At Town Meeting, the articles will be printed on green paper.*

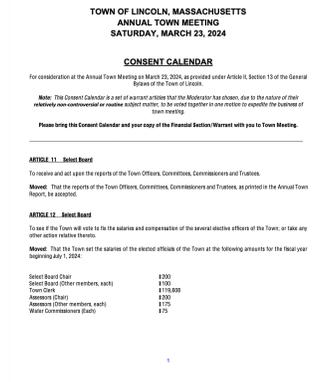
ARTICLES REGULARLY ON THE WARRANT: ARTICLES #5 - #15

These articles cover topics such as Senior and Veterans' tax work-off programs, routine maintenance of town-owned buildings, contributions to the OPEB Trust Fund (Other Post Employment Benefits) for town employees, acceptance of state highway grant funds (Chapter 90 funds), and a required appropriation from the Town's cable television revolving fund. Information about each of these articles can be found in the Warrant and on the green consent calendar sheets at Town Meeting.

ONE - TIME ARTICLES: ARTICLES #16 - #20

The Moderator has also placed articles 16 - 20 on the Consent Calendar because they are routine matters, even though they do not recur annually.

- ➔ **Article 16: Change in Composition of the Capital Committee (aka "CapCom").** This article proposes to give the Green Energy Committee (GEC) a permanent seat on CapCom in lieu of the Conservation Commission. The Select Board believes that given Lincoln's commitment to decarbonization, the expertise and advice of the GEC would be valuable as CapCom evaluates capital projects that maintain town buildings and vehicles. The Conservation Department supports this change.
- ➔ **Article 17: Conservation Reserve Account Transfer.** The Conservation Department is requesting a transfer of \$10,000 from the Conservation Reserve Account to the Conservation Department for routine agricultural land maintenance.
- ➔ **Article 18: Revise Codman Farm Revolving Fund Uses.** This article will allow revolving funds to be used for any of the buildings on the Farm. Currently the funds may only be used for the farm house.
- ➔ **Article 19: Town Trust Fund Regulations.** This is a vote to comply with the state's "Prudent Investor Rule" that governs the Town's Trust Funds.
- ➔ **Article 20: Bag Fees.** This is a vote to refile a home rule petition to the state Legislature that would allow a fee for check-out bags. Town Meeting approved the petition in 2021, but the Legislature has not yet acted on our petition. Precinct 1 Representative, Carmine Gentile, has requested that we refile to keep the matter active.



READ THE 2024 ANNUAL TOWN REPORT @ [HTTPS://WWW.LINCOLNTOWN.ORG/1538/2025-ANNUAL-TOWN-MEETING](https://www.lincolntown.org/1538/2025-ANNUAL-TOWN-MEETING)

ARTICLE #22: FY 2026 BUDGET – SIMPLE MAJORITY VOTE

The Finance Committee (FinCom) held its annual budget hearing on February 13th, and will hold a Q&A session for residents on March 25th at 7:30 pm. Zoom information: Zoom Meeting ID, 849 2072 7318; Password, fincom. All are welcome to attend!

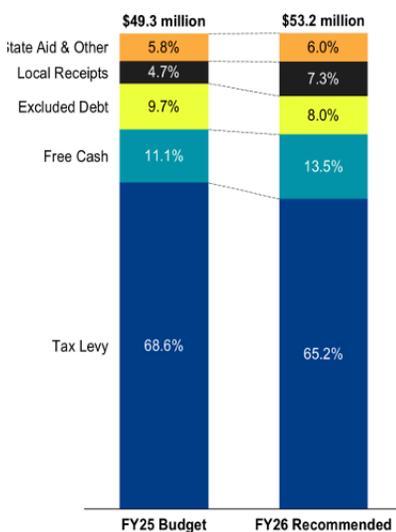
The recording of the February hearing is posted on the Town Meeting web page (<https://www.youtube.com/watch?v=sS-vW0vHegk>), and other materials are posted on the Finance Committee FY26 budget page of the town website: <https://www.lincolntown.org/1487/Budget-Information>. The bar charts and table provide an overview of the proposed FY26 budget, including all Schools.

Town of Lincoln FY2026 Proposed Budget				
	FY2025	FY2026	\$ change	% change
REVENUE				
TAX LEVY	33,809,558	34,686,666	877,108	
EXCLUDED DEBT	4,802,479	4,238,217	(564,262)	
LOCAL RECEIPTS	2,334,569	3,908,379	1,573,810	
STATE AID	2,712,957	2,817,615	104,658	
OTHER AVAILABLE FUNDS	166,626	375,400	208,774	
FREE CASH	5,483,561	7,189,151	1,705,590	
TOTAL REVENUE	49,309,750	53,215,428	3,905,678	7.9%
EXPENDITURES				
GENERAL GOVERNMENT	3,992,724	4,390,713	397,989	
PUBLIC SAFETY	4,795,954	5,021,190	225,236	
EDUCATION				
<i>Lincoln K-8 School</i>	13,490,352	13,827,611	337,259	
<i>Lincoln Sudbury High School</i>	4,421,436	4,634,079	212,643	
<i>Vocational School Assessment(s)</i>	105,500	108,138	2,638	
PUBLIC WORKS & FACILITIES	2,207,464	2,243,192	35,728	
HUMAN SERVICES	434,226	514,048	79,822	
CULTURE & RECREATION	1,986,677	2,039,374	52,697	
DEBT SERVICE	4,760,669	5,097,782	337,113	
PENSIONS & INSURANCE	8,888,389	9,107,665	219,276	
CAPITAL PLAN	1,296,841	1,283,744	(13,097)	
STABILIZATION FUND	-	4,070,000	4,070,000	
WARRANT ARTICLES	2,929,518	877,892	(2,051,626)	
TOTAL EXPENDITURES	49,309,750	53,215,428	3,905,678	7.9%

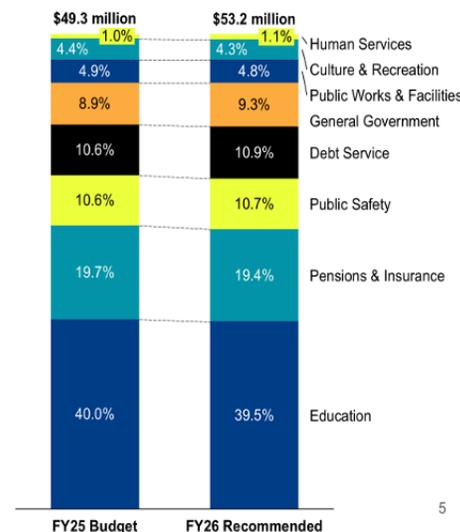
Due to the Town's strong financial position, the Finance Committee is recommending \$902,000 in tax relief via the utilization of existing Free Cash to fund Debt Service, leading to an estimated 0.9% increase on the median tax bill for FY26.

This is the lowest year-over-year increase in 12 years, even with the first Community Center interest payment coming in FY26!

FY25-26 Revenues



FY25-26 Expenses





Did you know?

If you need tools to make the Town website easier to read, click this symbol!

- Larger font
- Color blind-friendly colors
- Dyslexia-friendly print...
- ...and more!

ARTICLE #23: CAPITAL COMMITTEE PROJECTS – SIMPLE MAJORITY VOTE

The Capital Committee (CapCom) is recommending 16 “cash capital” projects totaling \$1.05M. These projects are financed within the annual budget; none require a bond vote.

Conservation Department compact utility tractor w/attachments	\$57K
Bobcat work machine / tractor	\$88K
Hook Truck Dump Body	\$37K
Paving hot box	\$30K
Trapelo Road drainage	\$180K
Brush truck	\$198K
End-user hardware upgrades	\$45K
Criminal Justice Information Services (CJIC) network separation	\$75K
Hartwell building network cabling and Public Announcement system replacement	\$49K
Hartwell building mini-split upgrade and expansion	\$50K
Purchase of 2 sewer ejection pumps	\$40K
Replacement of Parks & Recreation/Department of Public Works F350 pick up truck	\$75K
Replacement of marked cruiser #5	\$71K
Replacement of hybrid unmarked cruiser	\$48K
Finance Department file cabinet system	\$9K

ARTICLE #24: COMMUNITY PRESERVATION ACT PROJECTS – SIMPLE MAJORITY VOTE

CPA funds are raised through a 3% surcharge on real estate bills and are partially matched by the state from a dedicated fund. Sixteen projects totaling \$1.4M are recommended:

Debt Service: 1) Town Offices Renovation, \$284K; 2) Wang Field, \$99.5K	\$383.5K
Housing: 1) Rental assistance program, \$97K; 2) Housing Commission support from regional organization, \$42K; 3) Update Housing Production Plan, \$50K; 4) Painting and exterior maintenance of Town-owned affordable rental units, \$40K; 5) Green appliance upgrades to Town-owned affordable rental units, \$9.5K	\$238.5K
Contribution to the Affordable Housing Trust	\$500K
Historic Preservation: 1) Pierce House exterior painting and repairs, \$115K; 2) Survey of significant buildings for Massachusetts Historical Commission, \$5.5K; 3) Lincoln Cemetery, restoration of Dallin Statue, \$25K; 4) Town Archives, Preservation of Flint family documents, \$28K	\$173.5K
Parks & Recreation: Restore Tennis Courts 3 & 4	\$103K
Administrative expenses	\$3.5K

***How does Town Meeting work? What are the rules?
Visit <https://www.lincolntown.org/1538/2025-Annual-Town-Meeting/>***

COMPLYING WITH THE STATE'S ACCESSORY DWELLING UNIT LAW

Lincoln currently allows Accessory Apartments that are <1200 square feet to be built within a primary dwelling "as of right" with certain restrictions. A detached Accessory Apartment is allowed by special permit from the Lincoln Zoning Board of Appeals. As of right means that a property owner must simply get a building permit, and there is no special permit required from the Zoning Board of Appeals. All other wetlands, septic, historic, and site plan review requirements remain in place. The existing zoning can be found at <https://www.lincolntown.org/DocumentCenter/View/97892/Final-Zoning-Bylaw-2024-PDF>.

The following two articles will amend our current bylaws so that Lincoln is compliant with the Affordable Homes Act (Chapter 150 of the Acts of 2024), that was signed into law by Governor Healey in August 2024.

ARTICLE #31: ACCESSORY DWELLING UNIT BYLAW AMENDMENT – SIMPLE MAJORITY VOTE

Article 31 is a vote to add language required by the Affordable Homes Act, which is in effect as of February 2, 2025, and it allows Accessory Dwelling Units (ADUs) that are <900 square feet to be built as of right in single-family zoning districts.

The Act amended the definition of an accessory dwelling unit under Section 1A of Chapter 40A of Massachusetts General Laws to clarify that the maximum size of an accessory dwelling unit is 1/2 of the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.

Regulations were drafted by the Executive Office of Housing & Livable Communities (EOHLC) and published by the Secretary of the Commonwealth on January 31, 2025. You can find more information at <https://www.mass.gov/info-details/accessory-dwelling-units>, and the Final Regulations at https://lincolntown.org/DocumentCenter/View/98145/760_CMR_71_00_Protected_Use_ADU-Regs_Final

ARTICLE #32: ACCESSORY APARTMENT BYLAW AMENDMENT – 2/3 MAJORITY VOTE

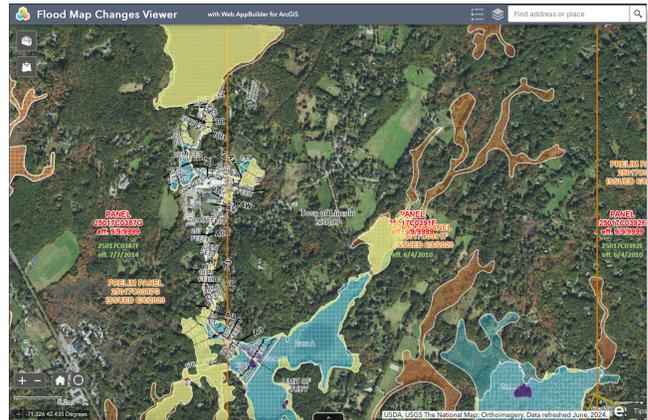
Lincoln's current zoning allows Accessory Apartments up to 1200 square feet. For any resident who wants to create an Accessory Apartment between 900 and 1200 square feet, our current bylaw remains in effect. This article amends certain sections of the existing Accessory Apartment text by making non-substantive changes for consistency and clarity. You can find the bylaw amendment which has been reviewed by town counsel on the Planning Board web page: www.lincolntown.org/252/planning. Below is a comparison of the two bylaws:

	Lincoln Existing Zoning	New State Law
Size	1200 sq feet max	900 square feet or 1/2 of the primary dwelling whichever is smaller
Lot Size	40,000 sq feet	No minimum lot size 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 for one ADU. A second ADU is allowed only with a special permit.
Owner Occupancy	Required	NOT allowed
Parking	1 parking spot required	None if within .5 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; Title 5 Demolition Delay Bylaw Title V Septic Bylaw 	All existing regulations listed on the left side still apply 

ARTICLE #33: FLOOD PLAIN BYLAW AMENDMENT – 2/3 MAJORITY VOTE

The Federal Emergency Management Agency (FEMA) is updating its flood maps. To ensure residents qualify for the National Flood Insurance Program, the Town must adopt the new maps and pass a new zoning bylaw with language required by FEMA. The Planning Board is using the model bylaw created by FEMA as it is appropriate for Lincoln. The proposed bylaw has been reviewed for compliance by town counsel and the state Department of Conservation and Recreation (DCR).

Is your property impacted by the changes? Should you have flood insurance? To review the bylaw language and see updated FEMA flood maps, visit the Planning Department’s web page:



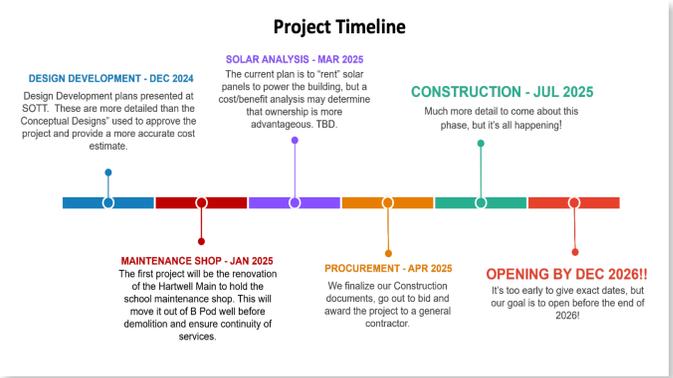
<https://lincolntown.org/252/Planning>.

COMMUNITY CENTER UPDATE

Community Center Building Committee (CCBC) activities are picking up pace with the development of construction documents and the beginning of preparation work on the Hartwell Campus. We are on budget and on track to select a General Contractor in late May, with construction beginning in early July after the Lincoln School lets out.

One project already underway is the relocation of the Lincoln Public Schools’ maintenance shop from Pod B to a new location on the ground floor of the main Hartwell building. Construction work will start late February, and shop relocation is expected in the May/June time frame.

A second ongoing project involves the plan to reopen the Strats play area on the Lincoln Road side of the main Hartwell building, which was shut and fenced in 2012 as the play structure was deemed unsafe. Magic Garden currently uses the outdoor space behind and between the pods. However, this area will be in the construction zone when the pods are removed. Re-opening Strats will provide a play space for the Magic Garden children, away from the construction site.



The Town completed work in December to remove dead and unsafe trees and branches from the Strats area.



Concerned that playground debris remained in the soil, the Town has also performed a subsurface investigation and determined that there is contamination in some areas. The soil will be replaced in late winter so that grass can begin to grow in the spring. Magic Garden will have access to some or all of this area during the construction phase.

The Community Center is coming to life! There are additional updates and many renderings of both the exterior and interior spaces on the CCBC web site: <https://lincolncommunitycenter.com/> www.lincolntown.org

LINCOLN 250TH CELEBRATIONS!



The semiquincentennial is nearly here and this historic milestone is not to be missed! The Lincoln Minute Men begin their slate of activities on Saturday, April 12th at 2:45pm with the Paul Revere Capture Drama at the Minute Man National Historical Park (MMNHP). To learn more about our Lincoln Minute Men Patriots' Day 2025 events, click the "Discover Lincoln" icon on www.lincolntown.org.

Events: To see a list of the 250th Celebrations event schedules for Arlington, Concord, Lexington, Lincoln and the MMNHP, visit: <https://www.lincolntown.org/DocumentCenter/View/98144/250-Event-Schedule-Updated-12925>. There are also copies in the Select Board office in Town Offices, and a copy is posted at the Lincoln Public Library.

Transportation: For residents wishing to attend the events in Concord, Lexington, and Minute Man NHP (in Lincoln) *on April 19, 2025, please note that there will be no vehicular traffic access into Concord Center, Lexington Center and in the MMNHP.* The MBTA is providing additional rail service from Lincoln into Concord on April 19th to help people get to events in Concord. Visit: <https://cdn.mbta.com/sites/default/files/2025-04-19-cr-fitchburg-special-schedule-v2.pdf>.

Road Closures: The Lincoln Police will be communicating any road closures and credentialing required for residents who live close to Rt. 2A.

VOLUNTEERS NEEDED!

The Town of Lincoln depends on its citizen volunteers to work with one another on town-wide issues and to help shape our community. *The Select Board is seeking interested volunteers for the following Select Board (SB) or Moderator-appointed committees*:*

- ✓ Affordable Housing Trust (1, SB)
- ✓ Agriculture Commission (1 Alternate, SB)
- ✓ Capital Planning Committee (1, Moderator)
- ✓ Green Energy Committee (up to 4, SB)
- ✓ IDEA Committee (up to 3, SB; would welcome a high school-aged member!)
- ✓ Lincoln Cultural Commission (up to 2, SB)
- ✓ Pierce House Committee (1, SB)
- ✓ Roadside and Traffic Committee (1, SB)

For information or an application, please contact Peggy Elder at elderp@lincolntown.org or 781-259-2601. **Note, there may be additional open positions after March.*

VISIT THE VOLUNTEER PAGE ON THE TOWN WEBSITE:
[HTTPS://LINCOLNTOWN.ORG/542/VOLUNTEERS-NEEDED](https://lincolntown.org/542/VOLUNTEERS-NEEDED)

WE LOOK FORWARD TO WORKING WITH YOU!

Lincoln Select Board
Kim Bodnar, Chair
Jennifer Glass
Jim Hutchinson
16 Lincoln Road
Lincoln, Massachusetts 01773

Pre-Sorted Standard
US POSTAGE PAID
Lincoln, MA
Permit #11

ECR-WSS
Postal Patron
Lincoln, Massachusetts 01773



The Transfer Station will be closed on Saturday, April 19th!

Lincoln 250th Fair and Feast!
Saturday, June 14, 2025
11am — 3pm!

Join friends and neighbors for a vibrant day of festivities to celebrate Lincoln then and now!
Lawn games, food, music,
& more!

lincoln250celebrates.org