

# Page Road Housing Proposal

*A critical component of the "Nature Link" project-a conservation effort to protect 77 acres of forest, wetland, and field habitat in Lincoln*

## PRELIMINARY DEVELOPMENT & USE PLAN



The proposal consists of 20 homes on 6 acres, adjacent to Route 2, and bordered by Page Road, the Farrington Memorial (Nature Linc ) and proposed conservation land to the south.

## A Creative Neighborhood Housing Development

### Public Hearing

June 10, 2025 - Planning Board Public Hearing - 7pm  
Donaldson Room, Lincoln Offices and Zoom

### More Information

On The Web: <https://lincolnconservation.org/the-nature-link-project/>

Contact CIVICO-Andrew Consigli-617-646-9020  
email: [aconsigli@civicodevelopment.com](mailto:aconsigli@civicodevelopment.com)

# PAGE ROAD HOUSING- PROJECT PROPOSAL

## A Critical Component of the Nature Link Project

- A collaborative conservation project preserving the largest unprotected parcel of land in Lincoln, Massachusetts;
- A multi-year collaboration between the Rural Land Foundation (RLF), Farrington Memorial (Nature Linc), and the Panetta Family;
- Protects more than 77 acres of forest, wetland and field habitat, located adjacent to Route 2 Eastbound;
- The City of Cambridge, The Town of Lincoln, and the Conservation Commission are crucial land conservation partners of the Nature Link Project.

## Housing Diversity

- This project seeks to meet a need in Lincoln for increased housing diversity while addressing the State's housing crisis by producing smaller, more compact, and modestly priced homes;
- 15% of the 20 Homes (3 Homes) will be income restricted, increasing Lincoln's affordable housing stock and maintaining local control;
- Providing smaller homes suitable for first time home buyers, downsizing, smaller households and empty nester's;

## Community Goals of Smart Growth and Sustainable Development

- Homes will be highly sustainable, utilizing recycled building materials, solar ready roofs, electric vehicles charging stations and all electric heating and cooling;
- Proposed project will help conserve land by building compact and smaller, while preserving and protecting land adjacent to the watershed for the Cambridge Reservoir.

## Upcoming Outreach and Informational Meetings

- June 3, 2025: RLF Public Information Sessions via Zoom-7pm
- June 4, 2025: RLF Public Information Sessions @ Lincoln Town Library-12pm
- June 14, 2025: LLCT/RLF Table at Fair and Feast-11am-3pm

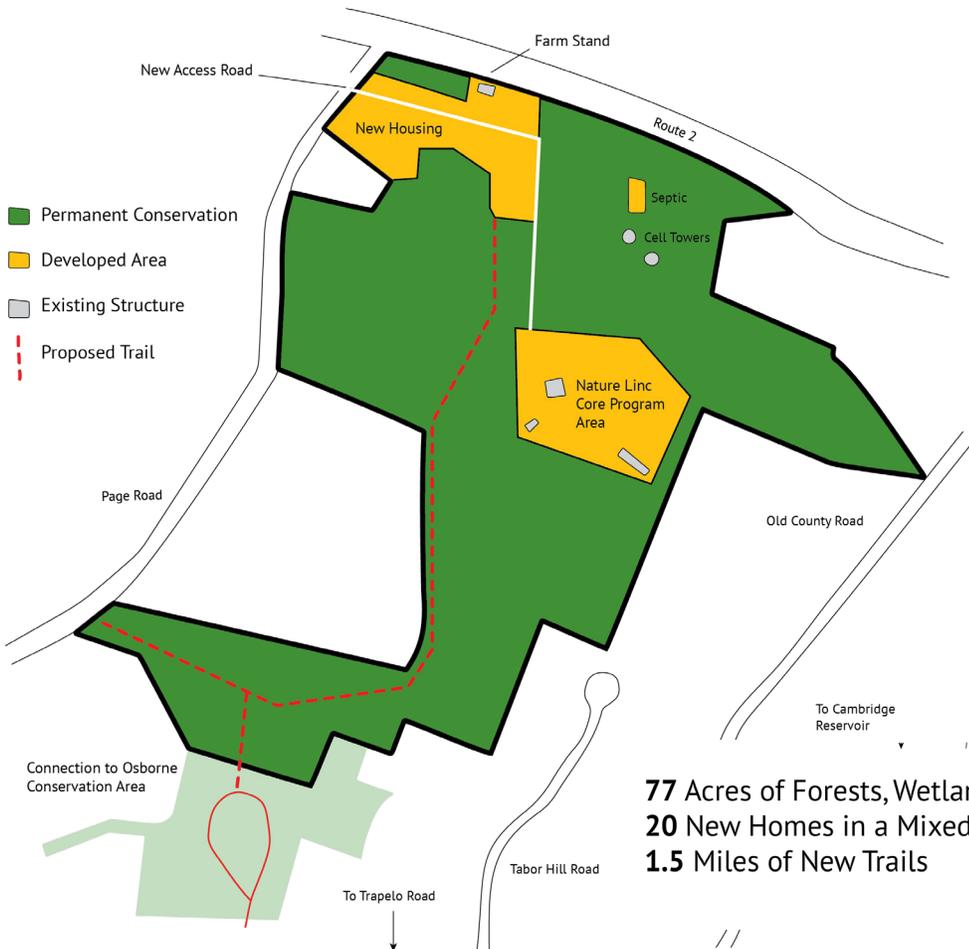
To see the complete application and supporting material, please visit <https://www.lincolntown.org>



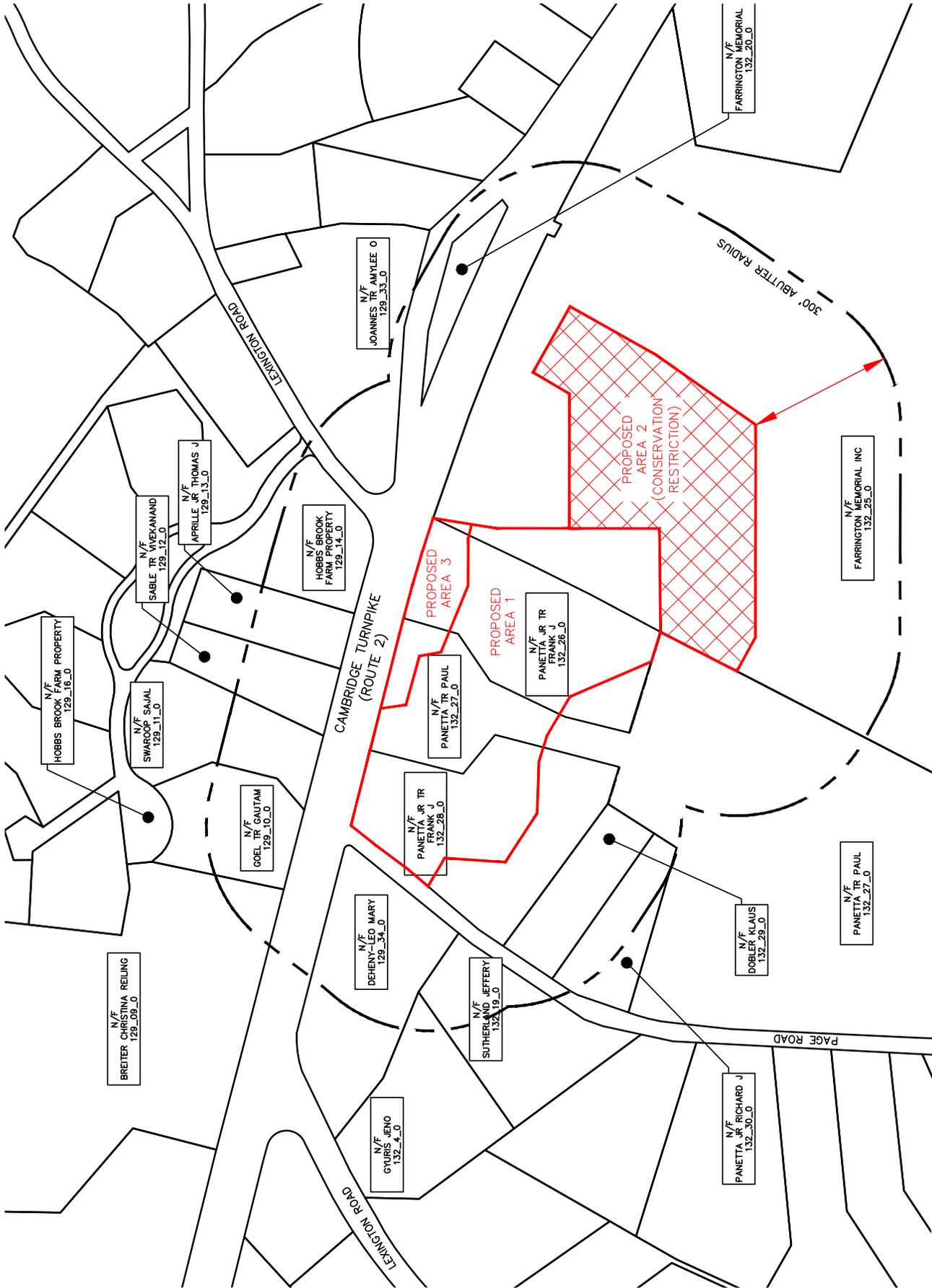
Typical Home Elevation

17 of the 20 Homes will be an average of 1,850 sf and 3 Bedrooms, providing more diverse housing options for current and future Lincoln residents.

## The Nature Link Project Map



**77 Acres of Forests, Wetlands, and Fields Conserved**  
**20 New Homes in a Mixed-Income Neighborhood**  
**1.5 Miles of New Trails**



**LOCUS & NEIGHBORHOOD  
NORTH LINCOLN PLANNED DEVELOPMENT DISTRICT #7**

**CIVICO DEVELOPMENT, LLC**  
 109 Page Road, 253, 279, & 295  
 Cambridge, Temple  
 Lincoln, MA

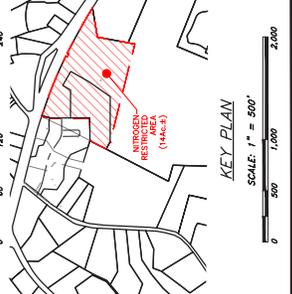
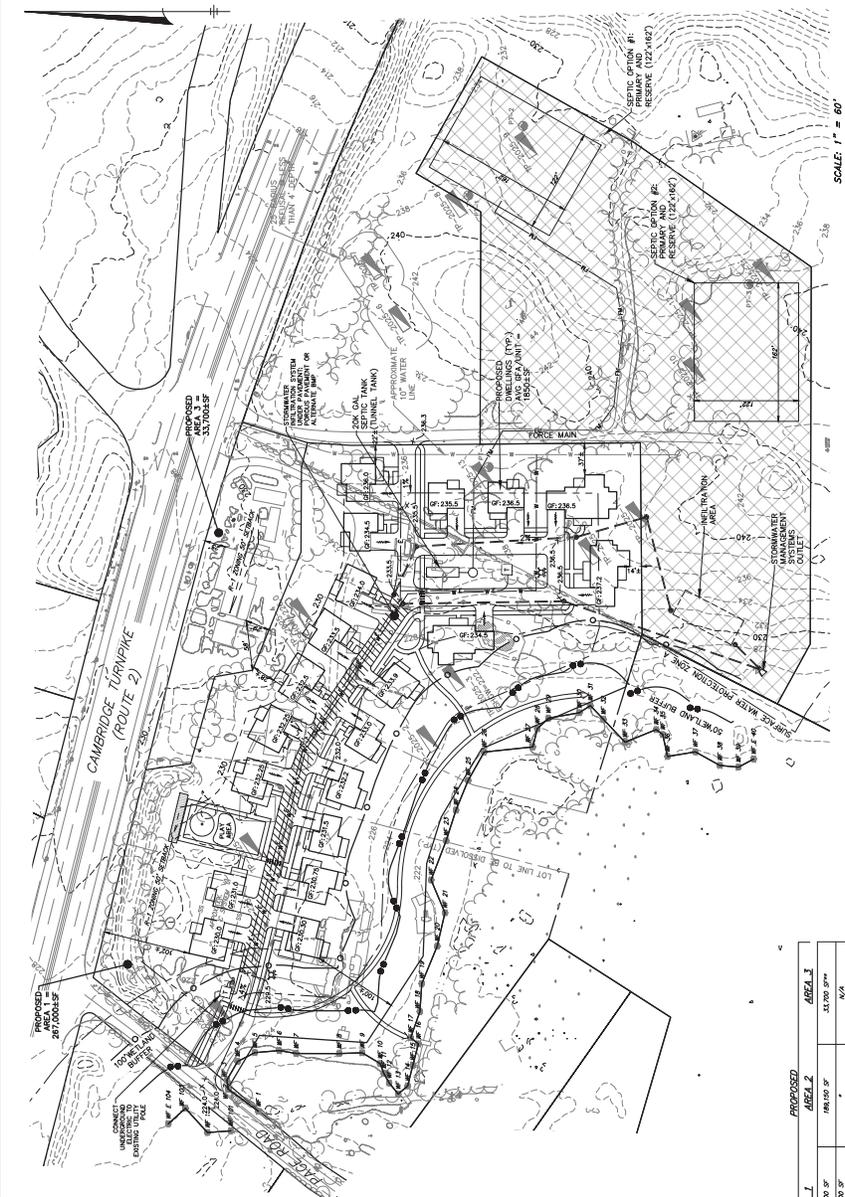
**Civico Development, LLC**  
 40 Jackson Street, Suite 3200  
 Worcester, MA 01608

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Environmental Consultants

34 CHELSEA ST., CHELSEA, MA 01824  
 508-545-1111  
 WWW.HANCOCKASSOCIATES.COM

**DEVELOPMENT CONCEPT PLAN**

**C1**  
 DWS:280501.dwg  
 SHEET: 1 OF 1  
 JOB NO.: 28005



**NITROGEN LOADING CALCULATIONS**  
 -MINIMUM NITROGEN LOADING RATE = 440 GPD/ACR  
 -MINIMUM ACREAGE REQUIRED FOR 6800 GPD = 20 ACRES  
 -PROPOSED LOT ACREAGE = 6.1 ACRES  
 -RESTRICTED AREA = 11.9 ACRES

**SEPTIC CALCULATIONS**  
 -ASSUMPTION: INDIVIDUAL DWELLING (TYP.) HOUSEHOLD = 1 PERSON  
 -FLOOR CALCULATIONS: 1.04 (GPD) / 1.0 (BEDROOM (BDR))  
 -10 BDR @ 1.0 GPD = 10 GPD  
 -2 COMPARTMENT TANK OR TANKS IN SERIES REQUIRED FOR FLOW > 10 GPD  
 -SAS SIZING  
 -PERC RATE = 12 MPI -> USE 15 MPI  
 -DISTRIBUTION @ 10 GPD/5' FOR 15 MIN. PERC. RATE WITH PRESSURE  
 -5' REQUIRED = 8,800 GPD / 0.61 GPD/5' = 14,427 SF  
 -IF OF 2.5' CONVENTIONAL PIPE AND REACH REQUIRED = 2,405 LF  
 -31 PIPS @ 7.5' LENGTH = 4,508 SF TOTAL ABSORPTION AREA

**ZONING**  
 SINGLE FAMIL RESIDENCE DISTRICT (R-1)

**PLAN INTENT**  
 CONSERVATION RESTRICTION TO MAINTAIN OPEN SPACE AND PROTECT EXISTING TREES AND VEGETATION. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN AN AREA THAT IS NOT PERMITTED FOR CONSTRUCTION UNDER THE CURRENT ZONING REGULATIONS.

**NOTES**  
 1. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN AN AREA THAT IS NOT PERMITTED FOR CONSTRUCTION UNDER THE CURRENT ZONING REGULATIONS.  
 2. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN AN AREA THAT IS NOT PERMITTED FOR CONSTRUCTION UNDER THE CURRENT ZONING REGULATIONS.  
 3. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN AN AREA THAT IS NOT PERMITTED FOR CONSTRUCTION UNDER THE CURRENT ZONING REGULATIONS.

**CONSERVATION RESTRICTION**  
 PROPOSED AREA 3 WILL INCLUDE A FUTURE CONSERVATION RESTRICTION, SUBJECT TO CERTAIN RESERVED UTILITY AND ACCESS RIGHTS. APPLICABLE DIMENSIONAL REQUIREMENTS.

REQUIRED (R-1)	AREA 1	AREA 2	AREA 3
TOTAL AREA OF PLANNED DEVELOPMENT SITE AREA	26,000 SF	188,000 SF	33,700 SF**
AREA OF OPEN LAND	NOT SPECIFIED	24,800 SF	N/A
MINIMUM FRONT YARD SETBACK	LESSOR OF 30 FEET OR 5% OF LOT	10 FEET	10 FEET
MINIMUM FRONT YARD SETBACK	250 FEET	300 FEET (SIDE YARD)	400 FEET
MINIMUM FRONT YARD SETBACK	50 FEET (REAR)	150 FEET	25 FEET**
MINIMUM REAR YARD SETBACK	75 FEET (SIDE YARD)	25 FEET**	25 FEET**
MINIMUM REAR YARD SETBACK	NOT SPECIFIED	42,800 SF	2,000 SF
MINIMUM LOT COVERAGE (OVER DEVELOPABLE LAND)	0.25	0.10**	0.08**
MINIMUM DENSITY (OVER DEVELOPABLE LAND)	0.24 (1 UNIT/4,000 SF)	0.18 UNITS/4,000 SF	N/A
MINIMUM NUMBER OF PARKING SPACES	NOT SPECIFIED	100 TO 200 PER 2,000 SF	N/A
MINIMUM NUMBER OF PARKING SPACES	NOT SPECIFIED	80 (GARAGE) SPACES + 2 (AREA 2)	MINIMUM 2 SPACES (NO PARKING SPACES)
MINIMUM NUMBER OF PARKING SPACES / UNIT	1.0 (AREA 1)	N/A	N/A
MINIMUM NUMBER OF PARKING SPACES / UNIT	N/A	N/A	N/A

**PROPOSED NL-PDD #7 SITE PLAN**

## **TOWN OF LINCOLN PLANNING BOARD**

### **Notice of Public Hearing for Review of a Preliminary Development and Use Plan and an Amendment to the Zoning Map pursuant to Section 12.5 of the Zoning Bylaw**

**This meeting of the Planning Board will be conducted in Hybrid format pursuant to Chapter 2 of the Acts of 2025 which extends through June 30, 2027, the ability of public bodies to meet in a fully remote or hybrid manner.**

In accordance with the provisions of MGL, Chapter 40A, Section 5, the Lincoln Planning Board will hold a public hearing on **Tuesday June 10, 2025, at 7:01 PM**, to review a Preliminary Development and Use Plan prepared by Civico Development for the designation of Planned Development District number 7 within the North Lincoln Overlay District under Section 12.5 of the Zoning Bylaw. The plan proposes 20 detached family homes sharing common land and infrastructure, a farmstand/garden center, and an area subject to a Conservation Restriction.

Designation of a Planned Development District requires a Town Meeting vote which will take place on June 25, 2025, to see if the Town will vote to approve:

1. A Preliminary Development and Use Plan which will include a 20-unit housing development with three affordable units on approximately 6.13 acres, a farmstand/garden center located at 281 Cambridge Turnpike on approximately .77 acres and an area subject to a Conservation Restriction on approximately 4.34 acres; and
2. An amendment to the Zoning Map to include the Planned Development District number #7.

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. Emailed copies will be provided upon request. The agenda with the Zoom information will be posted to the Town website at [lincolntown.org/calendar](http://lincolntown.org/calendar) two days prior to the hearing date.

Lynn DeLisi, Co-Chair  
Gary Taylor, Co-Chair  
Lincoln Planning Board