

Lincoln ZBA Meeting Minutes For a meeting held on November 8, 2021

Attended the meeting in-person:

Tommie Thompson (ZBA Chair), Nicole Lee (ZBA Clerk), Harry Reynolds (ZBA), Barry Olson (ZBA), Jim Warnock (ZBA), David Wood (waiver request applicant)

Attended the meeting by Zoom:

Serena Fox (ZBA)

Josiah Jackson (ZBA) - left meeting early

1. Meeting started at 7:11 pm.
2. Motion to approve meeting minutes from 10/11/21 and 10/18/21 as noted.
3. Seconded by Jim - ayes have it.
4. Matthew Lee's application, submitted evidence, and site visit comments were reviewed.
5. Matthew and interested parties were not present.
6. Harry reiterated the proposed location by Matthew, and that a future buyer may build in a more conspicuous location on the site.
7. Nicole added that Matthew would bury the electrical wires to the proposed house location on the property.
8. Motion to close evidentiary portion of the Lee hearing.
9. Seconded by Barry - ayes have it.
10. ZBA decision will be deliberated at the end of the meeting.
11. David Wood explains the reason for the waiver request.
12. The new solar panels would be added on to their current system.
13. Mark Atkins owns the property from the road to the proposed solar panel structure.
14. Mark has agreed to allow the necessary vehicles to use said path in order to construct the new solar panel structure.
15. The proposed solar panel structure is located 11 feet from Mark's property.
16. David has agreed to repair any damages that may incur to the field as part of the installation of the proposed solar panel structure.
17. Mark Atkins was not available for the evening as he was out of town this week.
18. Continuing the hearing is a possibility due to incomplete requirements – (no acknowledgement of proposed work from neighbors).
19. Upon review of application and supporting documents, a decision by ZBA may be possible with contingency that a letter from Mark is submitted within a specified period of time.
20. Tommie poses the question of SunCommon's construction time line.
21. David mentions that electrical cable was to be buried to proposed solar panel structure this week.

22. SunCommon initiated required path to permitting, etc. for the proposed solar panel structure. David was not aware of legal (zoning/permitting) aspects of it.
23. Motion to close the evidentiary portion of the Wood hearing.
24. Harry seconded – ayes have it.
25. Wood waiver will be deliberated at the end of the agenda items.
26. David to obtain a signed letter from Mark Atkins for acknowledgment of work to be done.
27. Sand pit decision: available ZBA members have signed. Tommie will submit revised decision to the Selectboard.
28. Ad hoc committee: Josiah and Serena were selected. The first meeting is on 11/15/21 and open to all.
29. Two possible structures for future design board(s)– maintain separate ZBA and Planning Commission or form a Design Review Board.
30. Serena to keep ZBA members posted on developments of the ad hoc committee.
31. Tommie expressed hopes of current members to be included in the new structure.
32. General comments: ZBA Vice Chair position still vacant.
33. Motion to move into closed deliberative session for both waivers.
34. Barry seconded – ayes have it.
35. Motion made to stop recording.
36. Barry seconded – ayes have it.
37. Motion to continue deliberative session for Wood waiver (proposed solar panel structure) at the next regularly scheduled meeting, Monday, December 13, 2021, at 7:00 pm at the Town Office or Zoom.
38. Jim seconded – ayes have it.
39. Motion to deny Matthew Lee's waiver request.
40. Harry seconded – ayes have it.
41. Motion to adjourn meeting at 8:43 pm.
42. Barry seconded – ayes have it.

Respectfully submitted on November 11, 2021 by Nicole Lee, ZBA Clerk