

Lincoln ZBA Meeting Minutes For a meeting held on December 6, 2021

Attendees:

In-person: Tommie Thompson (ZBA Chair), Nicole Lee (ZBA Clerk), Barry Olson (ZBA), Harry Reynolds (ZBA), Josiah Jackson (ZBA), Jim Warnock (ZBA)

On Zoom: Serena Fox (ZBA), Patricia Waugh (ZBA)

1. Meeting started at 7:04 pm.
2. Tommie made a motion to approve previous minutes.
3. Barry seconded – no discussion – the ayes have it.
4. Discussion of the continuation of the Wood hearing commenced.
5. Tommie discussed the conversation he had with Pat McManus from SunCommon:
 - a. Tommie reviewed the septic system design: which is a distribution box with three drainfield lines which lead to three 24” x 30” concrete boxes which are essentially dry wells because there is good drainage in the yard.
 - b. Chris Acker said that he’d contact Tommie once he had staked the “dry wells”.
 - c. Pat made a request to continue the evidentiary portion of the hearing until components of the septic system are located.
 - d. Pat thought that solar canopies were typically exempt from zoning regulations.
 - e. Tommie explained that if a new structure is required for them to be attached to, setbacks do apply.
 - f. Tommie told Pat about property line adjustments.
 - g. Pat stated that he would inform Dave and Donna of the continuation.
6. Nicole made a motion to continue the evidentiary portion of Wood’s hearing to next month on the regularly scheduled second Monday of the month, which is January 10, 2022, at 7:00 pm at the Town Office.
7. Barry seconded – no discussion – the ayes have it.
8. Matthew Lee waiver decision was discussed in deliberative session.
9. Jim left at 8:00 pm.
10. Tommie suggests including an item on the agenda at the next meeting to discuss what type of projects constitute a waiver, its appropriateness, etc. at a bird’s eye view – suggested 20-minute time limit.
11. Board (Ad hoc) Committee discussion begins.
12. They’ve met once so far on 11/15/21, next meeting is 12/20/21.
13. Notes for that are on the Town’s website under the Selectboard tab.
14. Bay and Matt are co-chairing.
15. Bay is posting notes and will have an administrative role.
16. Serena is taking notes for the meetings.

17. The Board Committee plans to host 2-3 guests to discuss pros and cons for one Design Review Board (DRB) vs. a separate Planning commission and a Zoning Board.
18. One reason to restructure the boards is to relieve the Planning Commission of some burdens to focus on planning.
19. Josiah is putting together some documents for the next meeting and will share with ZBA members.
20. There will be a presentation on Town Meeting Day to present their findings.
21. The Selectboard will make decisions about next steps after the Board Committee's presentation.
22. The outcome of the meetings is to have a cohesive collaborative group, regardless of the structure that the Selectboard decides on.
23. ZBA members can forward questions for future meetings to Jo and Serena.
24. Status of the Selectboard's review of the sand pit decision?
25. The Selectboard has accepted the revised decision and are finalizing the Purchase and Sale agreement and other components necessary to meet the conditions.
26. Rejecting a waiver vs. continuing a waiver was discussed.
27. Pros of continuing the waiver instead of rejecting it: not having to warn it in the paper again, it delays writing a FOF until it is necessary, no additional fees required for the applicant if they choose to apply again.
28. Recording of the meeting began at approximately 8:20 pm.
29. A brief synopsis of the meeting was given for the recording.
30. Tommie made a motion to approve his synopsis of the meeting.
31. Nicole seconded – no discussion - the ayes have it.
32. Motion to adjourn until the next ZBA meeting on January 10th, 2022, at 7:00 pm.
33. Serena seconded – no discussion – the ayes have it.
34. Meeting adjourned 8:25pm.

Respectfully submitted on December 8, 2021 by Nicole Lee, ZBA Clerk